



**SUMMERFIELD COTTAGE**  
Dummer, Hampshire, RG25 2AX

**Carter Jonas**

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## SUMMERFIELD COTTAGE, DUMMER, HAMPSHIRE, RG25 2AX

Detached four bedroom home • Sitting room • Play room / study • Kitchen / breakfast room • Utility room and pantry • Driveway and detached double garage • 0.75 acres of grounds • Delightful rural views • Edge of village position

### DESCRIPTION

With the advantage of expansive views, Summerfield Cottage is a charming traditional family home located on the outskirts of Dummer village. The spacious reception hall, which can be used as a study or living area, is accessible from the outside porch, and leads to the principal reception rooms. The double-aspect sitting room is well proportioned and has a feature fireplace and French doors leading to the garden. There is a study off the sitting room that can be used as a playroom or snug. With a variety of base and eye level cabinets, integrated appliances, and enough room for a dining table and seating area, the kitchen/breakfast room is light and airy. With a back door leading to the garden, the pantry and utility room are adjacent to the kitchen. The secondary staircase leads back down to the rear hall adjacent to the family kitchen. The large loft is partially boarded and offers scope for more accommodation (subject to the necessary consents). There is also a store room, downstairs restroom, and rear lobby. Four bedrooms, including the main bedroom with an en suite bathroom, and a family bathroom make up the first floor.

### OUTSIDE

The charming gardens, which amount to 0.75 acres, are thoughtfully designed with a variety of lawned areas, mature trees, vegetable garden and box hedging. From the back patio, a clear view across the neighbouring farmland is ensured by post and rail fencing to the boundary. There is a double garage with a timber frame and a driveway that can accommodate multiple cars.

## ELEGANT FAMILY HOME WITH A DELIGHTFUL OUTLOOK OVER FARMLAND



## LOCATION

The property is located close to the centre of the village, within walking distance of both the Pub and the Church. Dummer is one of the most popular villages in North Hampshire, conveniently located for easy access to the M3, and situated just on the south western fringes of Basingstoke. Within the village, facilities include the highly regarded Queens Inn Public house, a 12th Century Church, a village hall, a recreation field with tennis courts, a cricket centre and 18 hole golf course.

Basingstoke offers a comprehensive range of leisure, recreational and educational facilities. There is good access for commuting with the M3 being a short distance away, and the mainline railway station in Basingstoke provides fast and frequent services to London Waterloo.

A number of independent schools are close by including Prince's Mead School, Twyford School, Pilgrims', Winchester College and St Swithun's. The village is not far from the well-regarded Henry Beaufort Secondary School and Peter Symonds Sixth Form College.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water and electric. Oil central heating. Shared septic tank. Broadband: Asymmetric Digital Subscriber Line (ADSL). For internet and mobile services check Ofcom's website.

**Local Authority:** Basingstoke and Deane Borough Council. Council Tax Band G.

**Viewings:** Strictly by appointment through the agent.



Approximate Floor Area = 270.9 sq m / 2,916 sq ft  
 Garage = 30.5 sq m / 328 sq ft  
 Total = 310.4 sq m / 3,244 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64258



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Winchester 01962 842742**  
 winchester@carterjonas.co.uk  
 9a Jewry Street, Winchester, SO23 8RZ

**carterjonas.co.uk**  
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