



IVY COTTAGE

Dummer, Hampshire RG25 2AG



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Dummer, Hampshire RG25 2AG

Basingstoke 7.3 miles | Winchester 14 miles
Andover 18 miles | London Waterloo from Basingstoke –
1 hour | Mileages and times approximate

A two bedroom semi-detached Grade II listed cottage with parking and a private rear garden in the middle of Dummer Village with excellent links to Basingstoke and the M3.

Guide Price: £375,000

IVY COTTAGE

Ivy Cottage is a charming, Grade II listed period property set within the heart of Dummer, a popular village with easy access to Basingstoke and surrounded by open countryside.

The cottage is well presented and has a great deal of charm. The accommodation comprises the front sitting room with doorway through to the dining room with open fireplace. The kitchen links through to the dining room and hallway, with doors into the garden at the rear and side terrace. On the first floor there are two bedrooms and a bathroom.

Outside, there is a parking area to the left of the house, with a gate leading into the side terrace area which can also be accessed from the kitchen. There are two outdoor stores as well. To the rear and accessed from the kitchen is the garden which is laid to lawn.

SITUATION

Ivy Cottage sits within the popular village of Dummer, surrounded by open countryside. The village has a good range of amenities, including a public house, church, village hall and a golf club. Nearby Basingstoke has an excellent range of shops, leisure facilities, restaurants and a mainline railway station to London Waterloo. Although the property enjoys a very private rural setting, it is also highly convenient with easy access to the M3 and A303.



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

An easement through the garden if maintenance is required to the next door building.

Services

Mains water, electricity and private drainage. Oil Fired Central heating.

Tenure

Freehold with vacant possession.

Local Authority

Basingstoke and Deane Borough Council

Postcode

RG25 2AG

Directions

From the M3, exit at junction 7 and head towards Dummer. Pass the Queen Inn pub and as the road bends to the right, Ivy Cottage can be found in front of you. The parking is to the left of the cottage.



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Viewings

By appointment with BCM LLP only.

Selling Agent

Tom Woods, BCM LLP

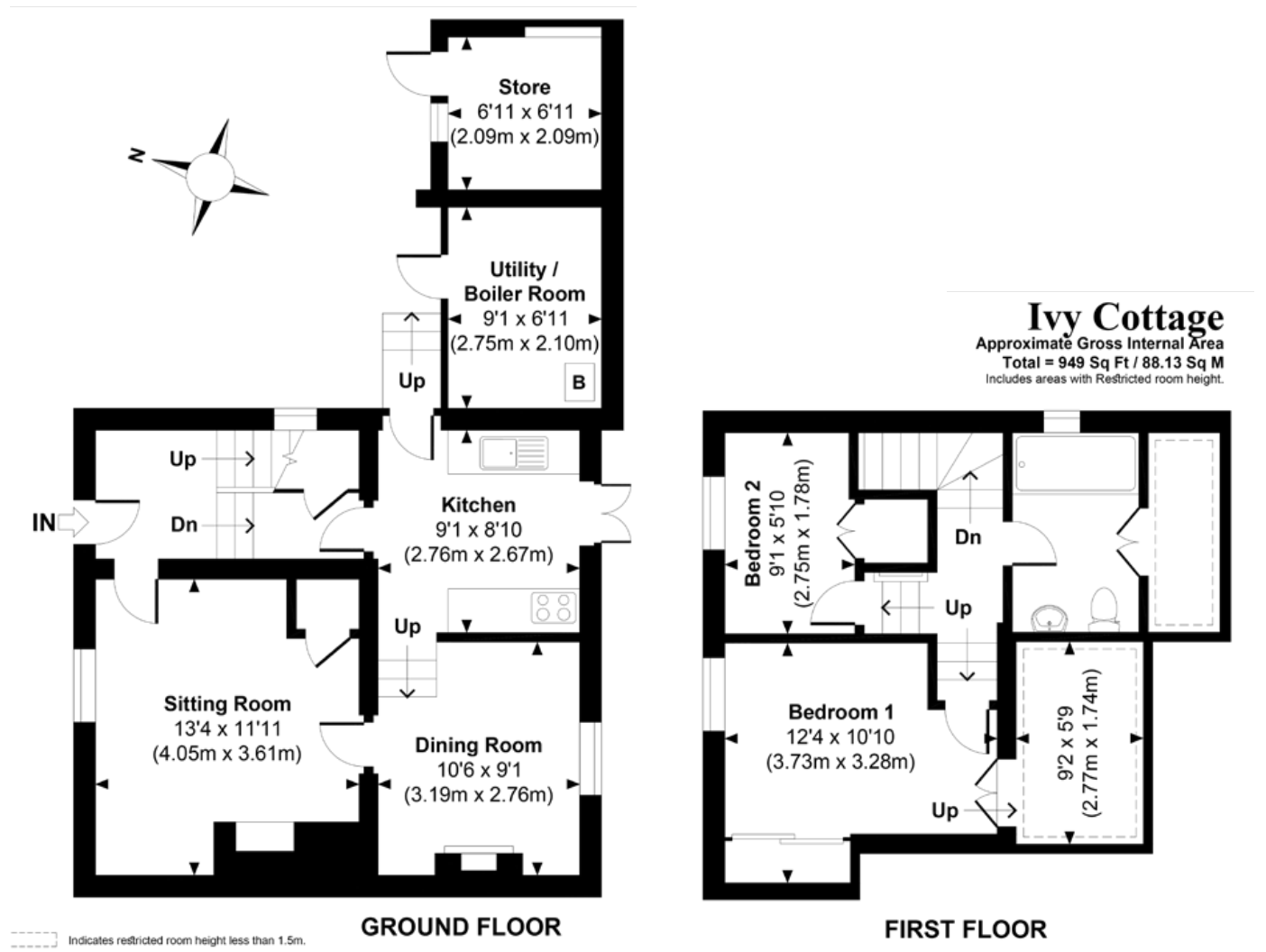
The Old Dairy, Sutton Scotney, Winchester SO21 3NZ

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NB These particulars are as at November 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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