

Eastcombe House, Dummer, Hampshire





An **elegant**, detached house and annexe with impressive gardens and grounds.

Summary of accommodation

House

Ground floor: Entrance hall | Drawing room | Dining room | Kitchen | Garden room | Snug | Cellar | Cloakroom

First floor: Principal bedroom with en suite bath/shower room and adjoining dressing room
Guest bedroom with en suite shower room | Two further bedrooms | Family bathroom

Second floor: Two bedrooms | Shower room

Annexe

Large studio room | Kitchen | Utility room | Shower room | Two bedrooms | Bathroom

Outside

Log store | Pavilion | Swimming pool | Landscaped garden | Woodland | Grass tennis court

In all 7 acres. Around 2 acres of landscaped gardens with approximately another 5 acres of semi natural ancient woodland. Further woodland is available to be purchased by separate negotiation.

Distances

Preston Candover 4½ miles, Basingstoke 5 miles, Winchester 14 miles, M3 (Junction 7) 1.2 miles,
Basingstoke Station 7 miles, Micheldever Station 7 miles, London Waterloo via Basingstoke station from
47 minutes (All distances and times are approximate)



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The property

Set in a quiet, rural location in North Hampshire, Eastcombe House is a well-proportioned home set against the backdrop of sweeping lawns and private woodland. Behind a high beech hedge and approached via a gravel drive, this attractive house makes an ideal family home with the extra benefit of an attached two-bedroom annexe. The accommodation flows well and is presented in excellent decorative order using muted colours to create a welcoming and calm environment. The main reception room is a large, triple-aspect drawing room with an open fire and with french doors and two single doors to the garden. The kitchen has extensive fitted units with a large Rangemaster cooker and a American style fridge/freezer. A garden room to the west side of the house enjoys views over the beautiful grounds and provides a less formal seating and dining area. The remainder of the ground floor in the main house is made up of a dining room, snug and cloakroom.

Upstairs, the principal bedroom has a luxuriously appointed en suite bathroom and separate adjoining dressing room. There are three further bedrooms (one with an en suite shower room) and family bathroom on the first floor with two bedrooms and a shower room on the second floor.



Connected via a walkway from the garden room, is the fabulous annexe which provides a spacious sitting/dining room with double doors, and an adjoining kitchen area. Upstairs are two double bedrooms and a shower room. There is also a utility room, shower room, access to the cellar and storage areas and gym on the ground floor.



Gardens and grounds

The House sits within beautiful gardens with mature shrubs and flower beds, specimen trees and climbing plants. The thoughtfully designed grounds have lawns leading to private mixed woodland which can be enjoyed via a network of paths. There is an outdoor pool sheltered by high, clipped hedges with a pavilion nearby to enjoy outdoor entertaining. On the western edge of the garden is an enclosed grass tennis court. Beyond private lawns is a semi-natural ancient woodland with fine trees and bluebells in the spring which cover a significant area of the grounds.





Location (RG25 2AF)

The house is located in the much sought-after village of Dummer, within which is a pub (the Queen Pub restaurant and pub is within walking distance), church, village hall, tennis courts, recreation ground, internal cricket centre & village cricket pitch and golf club. Sports and health clubs are within easy reach. There is an honesty cafe nearby and a good local shop in the neighbouring village of North Waltham. The Wheatsheaf restaurant and pub, Sainsbury's, Lidl and a doctor's surgery are all within a couple or so miles away.

Basingstoke, with its extensive range of facilities, is close by and Winchester is within fourteen miles. There are a number of country walks and within 25 metres from the property is an entrance to one footpath. There are at least six footpath entrances/exits from Dummer village lanes. Both short and long circular walks are available and can connect to The Wayfarers Walk that links to The South Coast. There are primary schools in North Waltham (about three miles away with a daily school bus to and from Dummer) and Preston Candover and independent schools nearby include Princes Mead, Daneshill, Horris Hill, Cheam, Farleigh, St Swithun's, Downe House and Winchester College. Communication links are excellent by road with the M3 Junction 7 just over a mile and fast and regular rail services from Basingstoke Station to London Waterloo. Distances approximate.



Property information

what3words: ///skyrocket.dust.bets
Tenure: Freehold
Local Authority: Basingstoke and Deane Borough Council
Council Tax: Band E
EPC Rating: D



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Floor Area
House: 391 sq m or 4209 sq ft (Inc. Cellar)
Outbuildings: 25sq m or 269sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated December 2023.

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