

Fairways, Dummer



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A rare opportunity to purchase an individual detached bungalow in the much sought-after village of Dummer.

The property provides flexible living space which can be adapted to suit a new owners requirement.

Currently it comprises four bedrooms, two reception rooms, kitchen with adjoining conservatory, two bathrooms and a cloakroom.

Outside the property is approached over a private driveway which leads to the double garage with parking area. There is further parking to the rear of the bungalow. The garden is laid predominantly to lawn with an array of mature shrubs and trees and has a southerly aspect.





Mileages

Basingstoke 3 miles (London Waterloo from 44 minutes). Winchester 14 miles, M3 (J7) 1 mile. All distances and times are approximate.

Property Information:

Services: Mains water and electricity. Oil fired heating.

Local Authority: Basingstoke & Deane Borough Council

Council tax band F

Tenure Freehold

what3words ///cans.testing.wound

Postcode: RG25 2AD

Situation

Fairways is located in the much sought-after village of Dummer, within which is a public house, church, village hall, tennis club, recreation ground, cricket and golf club. There is an honesty cafe and grocery shop nearby and a good local shop in the neighbouring village of North Waltham.

Basingstoke, with its extensive range of facilities, is close by and Winchester is within fourteen miles.

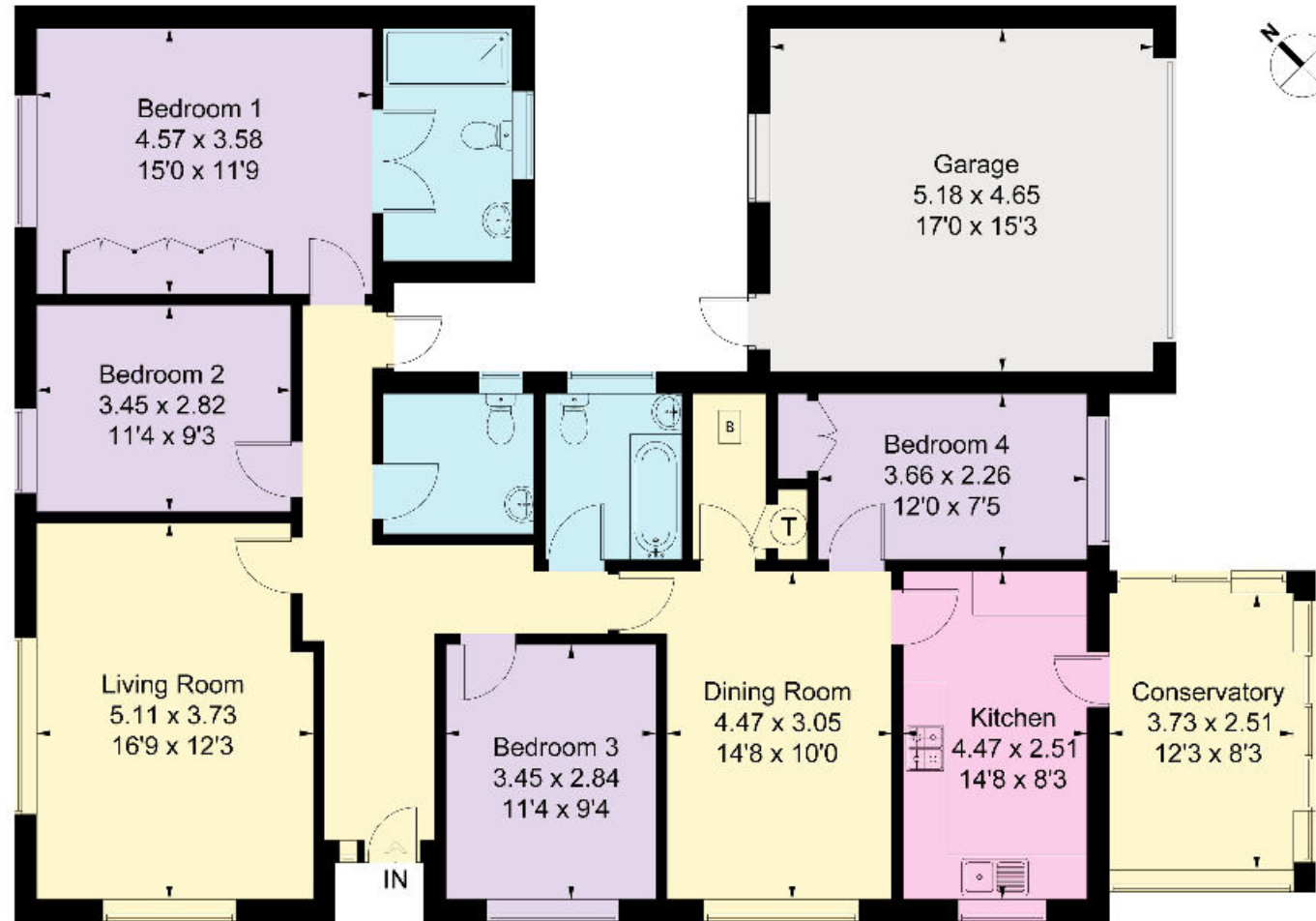
There are primary schools in North Waltham and Preston Candover and independent schools nearby include Princes Mead, Daneshill, Horris Hill, Cheam, Farleigh, St Swithun's, Downe House and Winchester College.

Communication links are excellent by road with the M3 within one mile and fast and regular rail services from Basingstoke Station to London Waterloo.



Approximate Gross Internal Floor Area
135.5 sq m /1,459 sq ft
Garage 24.2 sq m/261 sq ft
Total 159.7 sq m/1,720 sq 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.



Ground Floor

Knight Frank
North Hampshire
Matrix House
Basingstoke
RG21 4FF
knightfrank.co.uk

I would be delighted to tell you more
Shaun Hobbs
 01256 630971
shaun.hobbs@knightfrank.com



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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