



Dickers Lawn, Hannington





Dickers Lawn, Hannington, Tadley, Hampshire

Dickers Lawn is a detached house with open views, close to the green in the pretty village of Hannington and offers great potential subject to planning permission.

The welcoming reception hall has doors leading through to a kitchen which in turn leads to a utility room and a door in to the garage. The light sitting room has a woodburning stove and opens in to a dining room with views across the garden. Completing the accommodation on the ground floor is an office with fitted cabinets which could alternatively be used as a bedroom as it has an ensuite wet room. On the first floor, the principal bedroom has views over the garden, a dressing room with built in wardrobes and an en-suite shower room. There is a further bedroom with fitted wardrobes.

The property is approached over a gravel driveway with ample parking, which leads to a large garage and workshop. The predominantly south facing garden is mainly laid to lawn and measures 0.35 acre.

NB: The owners part own the field directly next door with a neighbour which could be available for an additional sum.

Services:

Mains water and electricity. Private drainage. Oil fired heating.



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EPC

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Location (RG26 5TZ)

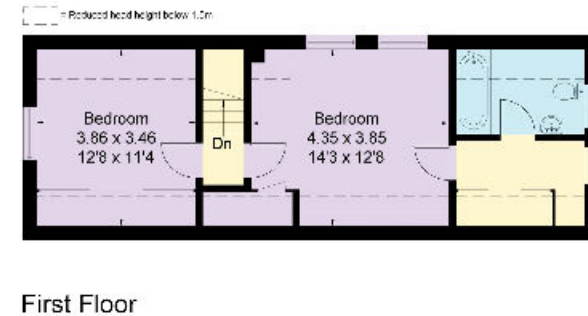
Dickers Lawn sits in the heart of the village, enjoying a quintessential setting close to the green and church. Within the village is a pub and village hall, the nearby villages of Overton and Kingsclere provide a more extensive range of everyday facilities such as shops, a GP surgery and numerous public houses. There are mainline stations at Basingstoke and Overton with services to London Waterloo, and at Newbury with services to London Paddington. . Independent schools in the area include Cheam, Thorngrove, Horris Hill, Farleigh, Elstree, St Gabriels, Downe House, Winchester College and St Swithun's.



Approximate Floor Area = 168.2 sq m / 1810 sq ft
(Including Garage)



Local Authority: Basingstoke and Deane
Council Tax band: G



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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 #75725

We would be delighted to tell you more

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