



**Bluebell Cottage** Dummer Hampshire RG23 7LS





## Bluebell Cottage

Dummer Hampshire RG23 7LS

### Accommodation

Entrance hall  
Cloakroom  
Kitchen/family room  
Utility room  
Living room  
Two double bedrooms  
Study/bedroom  
En-suite shower room  
Family bathroom  
Double garage and driveway  
Gardens

### Description

This brand new three bedroom detached home has been built in the classic Hampshire cottage style with brick and flint elevations and dormer windows. The traditional theme has been blended with all the convenience of modern living with energy efficiency at the top of the list.

The house is one of two built by Deanegate Homes near the village of Dummer to the south-west of Basingstoke.

The property has a central entrance hall with a high atrium drawing in plenty of natural light giving an immediate sense of space.

Off to the left is the dual aspect living room that has a deep open fireplace. Back across the hall is the hugely impressive kitchen/family room, which will be a great place to relax or entertain.

The kitchen has been fitted with smooth finish, handle less units complemented by composite stone work surfaces and a Franke double bowl sink unit. There is a central island incorporating a Neff induction hob with overhead extractor, and a sit up space for a couple of bar stools.

There is an extensive range of integrated appliances including two oven/grills, microwave, dishwasher and full height individual fridge and freezer.

The living area has tri-fold doors and a niche for a large TV and sound bar.

Completing the ground floor are the utility room, cloakroom and a large cupboard under the stairs.

Heading upstairs the galleried landing has glazed panels. The bedrooms have sloping ceilings adding to the cottage feel.

Both the en-suite shower room and family bathroom have been given the star treatment with stylish wall and floor tiling with recessed mirrors and lighting. The en-suite has a walk-in shower with a dual function shower and the family bathroom has a bath as well as a corner shower cubicle.

Externally, there is a double width garage with electric doors and plenty of driveway parking with access through electric gates. The garden to the rear looks out onto woodland.

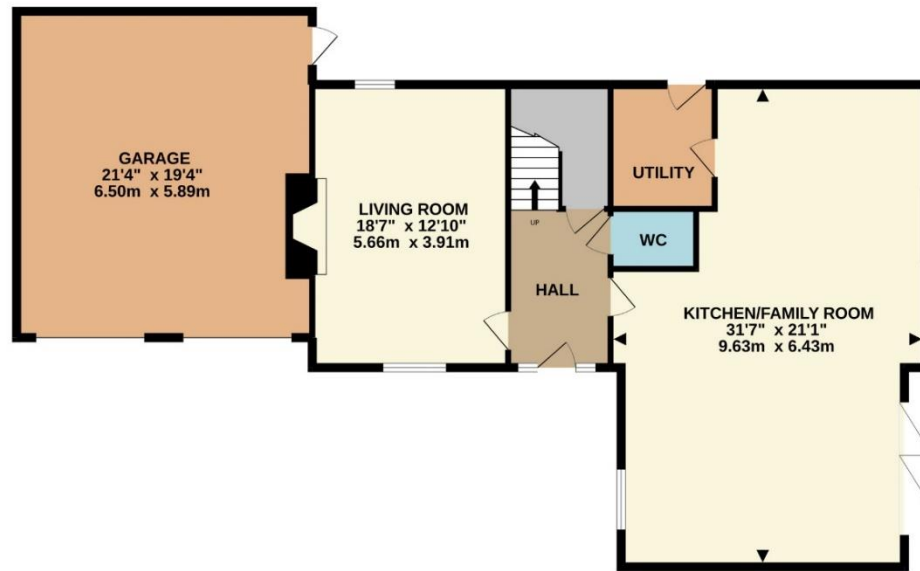
Heating and hot water to the house are provided by an air source heat pump with underfloor zoned heating on the ground floor and radiators on the first floor.



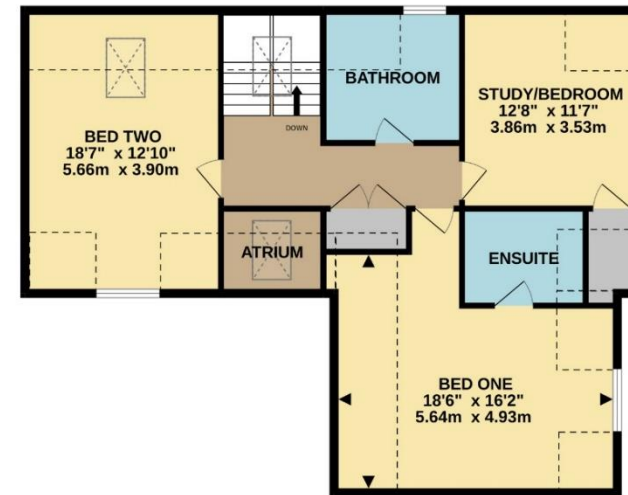
# Bluebell Cottage

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GROUND FLOOR  
1382 sq.ft. (128.4 sq.m.) approx.



1ST FLOOR  
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 2366 sq.ft. (219.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Basingstoke Office

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	89	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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