



SUNRISE

Sunrise, Dummer, Hampshire

RANDALLS
RESIDENTIAL

SUNRISE, DUMMER DOWN LANE, DUMMER, BASINGSTOKE, HAMPSHIRE, RG25 2AW

Reception hall • sitting room • family room • dining room
• kitchen/breakfast room • utility room • cloakroom
• master bedroom with en-suite bathroom • five
additional bedrooms • two with en-suite shower room
• family bathroom • Garden of about 0.6 acre • detached
double garage with adjoining workshop • EPC Band D

SITUATION

Sunrise enjoys an excellent position in Dummer Down Lane, a quiet lane on the edge of Dummer, a popular village located on the south western fringes of Basingstoke, within easy access to the M3 and close to some lovely open countryside.

Within the village there is a public house, a cricket centre and church whilst the neighbouring village of North Waltham has further pubs, an excellent village shop and a highly regarded primary school. Additional shopping and Sainsbury's supermarket is just 2 miles away at Kempshott. Basingstoke itself offers a comprehensive range of leisure, recreational and educational facilities.

The location is excellent for commuting being within access to the M3 via Junction 7, and the mainline railway station in Basingstoke provides fast and frequent services to London Waterloo.

THE PROPERTY

Sunrise is an attractive and individual modern detached family home offering flexible and spacious accommodation of about 2467 sq.ft over three floors which has been re-decorated tastefully throughout with new flooring and modern radiators. The property has a large garden of about 0.6 acre with a detached double garage with adjoining workshop and has far reaching views to front and rear over farmland.

On the ground floor, the front door opens to the reception hall from which the staircase rises to the first floor. To one side is the dining room, family room,

**A SPACIOUS AND INDIVIDUAL DETACHED FAMILY HOME SET IN A
SUBSTANTIAL PLOT WITH OPEN VIEWS TO FRONT AND REAR, LOCATED
ON THE EDGE OF THE VILLAGE.**





utility room and cloakroom, to the other is the kitchen/ breakfast room and the sitting room. Both are dual aspect with the kitchen having a window to the front and French doors to the side, whilst the sitting room has windows to the side and French doors opening to the rear terrace, a log-burning stove and oak wood floor. Folding doors link the rooms creating an excellent open-plan space if required. The kitchen has an oil-fired Rayburn and an extensive range of modern units with granite work-surfaces, filtered hot and hot and cold water taps and a fitted Neff double oven and hob.

On the first floor, the master bedroom has been completely remodelled by the current owners and has an attractive feature wall with dimmable downlighters and benefits from modern walk-in fitted wardrobes with vast storage solution, and an en-suite bathroom with double whirlpool bath. There are three further bedrooms, one with an en-suite shower room. The family bathroom has been remodelled with new tiles and modern draw units and stylish taps. On the second floor there are two further bedrooms, one also with an en-suite shower.

OUTSIDE

To the front there is a gated, large gravelled driveway with attractive hedging. Impressive wooden gates lead to the rear garden and the driveway extending to the detached double garage and adjoining workshop.

Immediately to the rear of the house, accessed from the sitting room, is a large, sheltered private patio. The main rear garden is extensive and laid primarily to lawn and backs onto open farmland. In all, the garden extends to about 0.6 acre. Apple and pear trees and a safe decking area.

ADDITIONAL INFORMATION

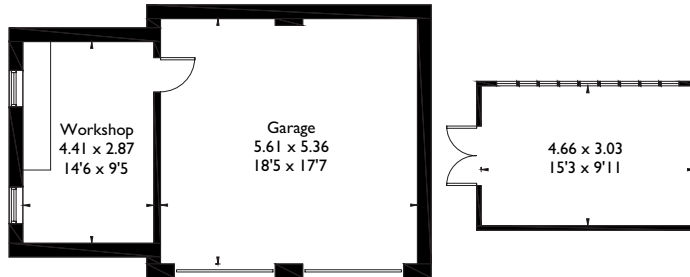
Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil fired central heating with a Nest thermostat system that can be controlled remotely via an app

Local Authority: Basingstoke and Deane Borough Council
Tel (01256) 844844

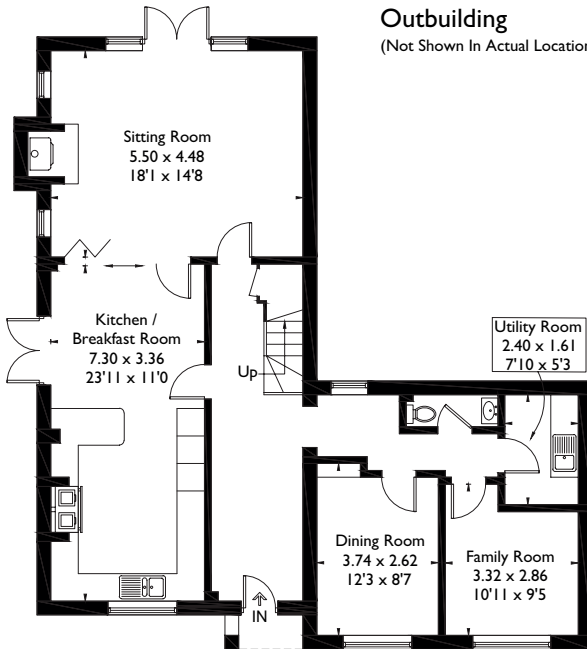


Approximate Gross Internal Area = 230.0 sq m / 2476 sq ft
Including Limited Use Area (12.5 sq m / 134 sq ft)
Outbuildings = 57.3 sq m / 617 sq ft
Total = 287.3 sq m / 3092 sq ft

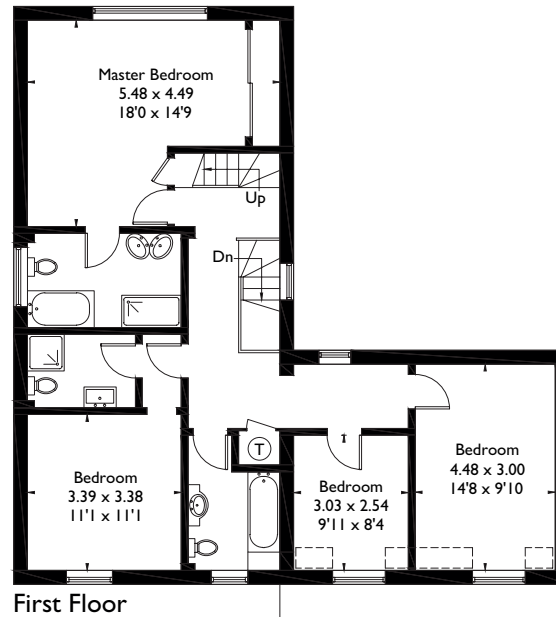


Outbuilding
(Not Shown In Actual Location / Orientation)

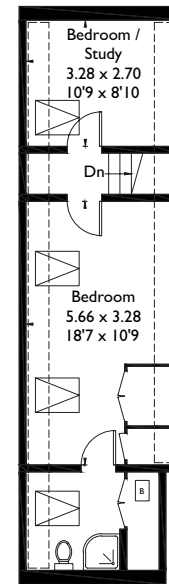
□ Reduced head height below 1.5m



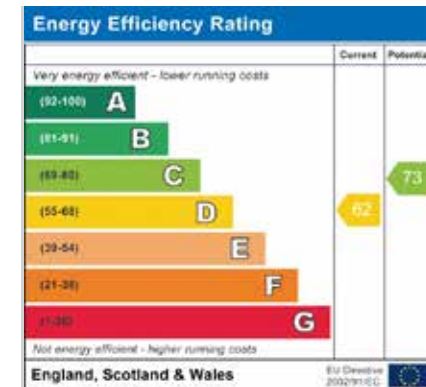
Ground Floor



First Floor



Second Floor



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