



**2 Clump Barn, Farleigh Lane, Dummer, RG25 2AF**  
£1,450,000 Freehold

  
**MARTIN&CO**

# Dummer

6 Bedrooms, 3 Bathrooms

£1,450,000

- Spectacular Brick & Flint Barn Conversion
- Over 4,800 Sq Ft of Accommodation
- Grand Vaulted Reception Hall
- Bulthaup Kitchen With Twin Islands
- Six Bedrooms Over Three Floors
- Family Bathroom and Sauna
- Detached Double Garage

Nestled on the edge of the picturesque village of Dummer, this stunning brick and flint barn conversion offers over 4,800 sq ft of versatile accommodation spread across three floors. Set within beautifully landscaped gardens approaching one acre, the property enjoys uninterrupted views across open countryside - a true rural sanctuary.

Inside, the home combines character and elegance with expansive living spaces, ideal for both family life and entertaining. Outside, the grounds provide privacy, tranquillity, and room to roam.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

With excellent access to major road and rail links, this exceptional property offers the perfect balance of countryside living and connectivity. A rare opportunity to own a slice of Hampshire heritage - your next family home awaits.

#### A BREATHTAKING BARN CONVERSION IN DUMMER VILLAGE

Steeped in character yet crafted for modern living, this magnificent barn conversion extends to over 4,800 sq ft across three floors, showcasing a remarkable blend of traditional architecture and contemporary design. Every space has been thoughtfully planned, creating a home that is both impressive in scale and inviting in atmosphere.

##### Ground Floor

The formal entrance opens into a striking reception hall, where a partially vaulted ceiling, exposed oak beams and stone flooring immediately establish the sense of drama. From here, the house unfolds in two directions.

To the right, the drawing room stretches to over 27 ft in length, a superb dual-aspect reception space designed for both family relaxation and more formal entertaining. A central log-burning stove creates a warm focal point, while French doors on either side connect directly to the gardens, ensuring natural light and countryside views flood in throughout the day.

To the left lies the heart of the home: a spectacular Bulthaup kitchen/dining/family room. Sleek handleless cabinetry and twin island units provide an elegant yet practical workspace, complete

with a full suite of integrated Miele appliances. Walls of glass slide open to terraces on both sides, creating a seamless flow between inside and out - equally perfect for large-scale entertaining or relaxed family meals. Beyond, a utility/boot room offers extensive storage, additional appliances and garden access, ideal for the demands of country living.

Completing the ground floor is a guest cloakroom, discreetly positioned off the reception hall.

##### First Floor

An oak, steel and glass staircase leads to the galleried vaulted landing, overlooking the hall below and accentuating the sense of light and space. The principal suite is a genuine retreat, with a spacious bedroom, a fitted dressing room and a luxurious en-suite bathroom featuring both bath and walk-in shower. Cleverly concealed storage solutions ensure practicality matches elegance. Three further bedrooms on this level each offer generous proportions and garden outlooks, served by a well-appointed family bathroom with double vanity and striking stone tiling. Adding a unique dimension to the home, a dedicated sauna suite with adjoining shower provides spa-like indulgence - a feature rarely seen in residential property of this type.

##### Second Floor

The top floor is both versatile and private. Here, two additional double bedrooms are tucked beneath the eaves, each with skylights and feature beams. One enjoys its own en-suite, creating the perfect guest suite or teenage retreat, while the other lends itself equally

well to use as a home office, studio or playroom.

##### Finishes & Detailing

Throughout the property, craftsmanship is evident. Natural slate and wide-plank oak flooring run across the main living spaces, with the comfort of underfloor heating to the ground floor. Bespoke joinery, high-performance glazing and carefully retained barn features - from exposed beams to vaulted ceilings - strike a perfect balance between rustic heritage and modern refinement.

**Gardens & Grounds** The landscaped gardens extend to approximately 0.78 acres, carefully designed to complement the property while providing both seclusion and open vistas. Sweeping lawns wrap around the house, bordered by mature trees and established hedging that ensure privacy and a strong connection to the surrounding countryside. Pathways lead to different sections of the garden, creating a natural flow and a sense of space, while thoughtfully planned planting beds deliver colour and interest throughout the seasons.

To the rear of the house, substantial terraced areas provide the perfect backdrop for outdoor living. These expansive patios offer superb areas for dining, entertaining, or simply relaxing, all while enjoying the uninterrupted views across open fields and rolling Hampshire countryside.



A particular highlight is the detached outbuilding, which combines practicality with exceptional versatility. The ground floor features a double garage with electric doors (5.99m x 5.97m / 19'8" x 19'7"), offering secure parking and excellent storage. Alongside is a superb studio space (5.99m x 5.97m / 19'8" x 19'7"), currently arranged as a music room but equally well-suited as a home office, gym, games room, or creative workspace. With its generous proportions, natural light, and quality finish, this is far more than just an ancillary room - it has clear potential to serve as a self-contained annexe (subject to the necessary permissions).

Above, the first floor provides an additional 18.5 sq.m (199 sq.ft.) of storage, accessed via its own staircase. This loft-style space further enhances the practicality of the building and could be adapted for a range of uses, subject to consent.

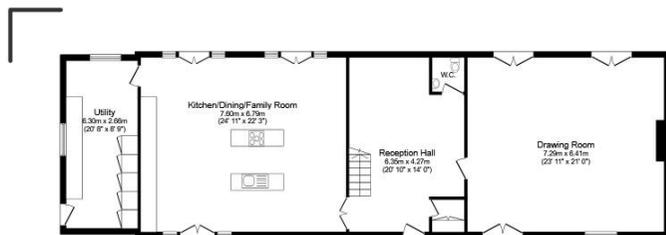
Together, the house, gardens, and outbuilding create an exceptional lifestyle package - a private haven with the space, flexibility, and facilities to meet the needs of modern family life.

#### KEY FACTS FOR BUYERS

- Heating: Oil-fired central heating, with underfloor heating to the ground floor
- Drainage: Private drainage (Septic Tank), shared with adjoining property
- Services: Mains water and electricity; broadband available
- Parking: Detached double garage with electric doors and additional driveway parking
- EPC Rating: C
- Council Tax: Band G
- Basingstoke & Deane Borough Council

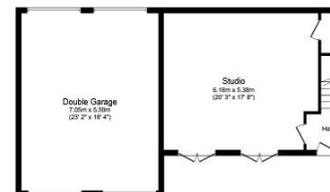






### Ground Floor

Floor area 141.1 sq.m. (1,519 sq.ft.)



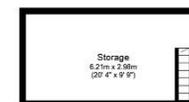
### Garage Ground Floor

Floor area 78.4 sq.m. (843 sq.ft.)



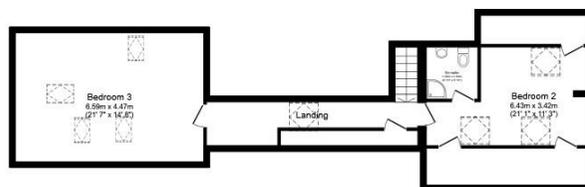
### First Floor

Floor area 151.7 sq.m. (1,633 sq.ft.)



### Garage First Floor

Floor area 18.5 sq.m. (199 sq.ft.)



### Second Floor

Floor area 61.0 sq.m. (657 sq.ft.)

Total floor area: 450.7 sq.m. (4,851 sq.ft.)

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