



The Barn, Kennel Farm, Dummer RG23 7LW

TURBINE  
— DEVELOPMENTS —



## The Perfect Location

If you're ready to swap city life for a new home in the country, the location at Kennel Farm is hard to beat. The Barn is near enough to town to reach Basingstoke station in less than 15 minutes, and yet it's nestled amid idyllic rolling fields and ancient woodland.

You can walk or cycle direct from your door to explore the delights of the Hampshire Downs, or you can hop in the car to reach a big branch of Sainsbury's in just five minutes. The peace and quiet of the countryside with the convenience of nearby shops and restaurants all rolled into one. And if you have children, you'll be spoilt for choice when it comes to their education, as many of the schools in the area enjoying 'Good' Ofsted ratings and a great reputation.



## THE BARN KENNEL FARM

DUMMER RG23 7LW

## The Best of Both Worlds

Do you dream of living in a stunning home in the country within easy reach of great transport links, shops and restaurants? Well, The Barn at Kennel Farm offers all of that, and more.

Set in a small development of six, previously converted farm buildings just outside Basingstoke, this timber-clad barn offers light-filled, luxury living spaces with breathtaking countryside views.

# Luxury Country Living

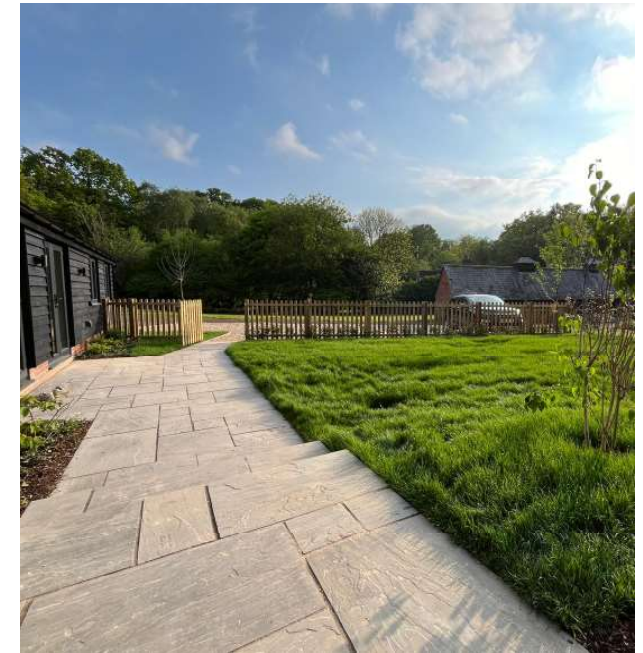
This stunning barn conversion has all the space you need for a growing family, offering exceptionally large living areas and fantastic views across the surrounding countryside.

Old meets new in the design of this large, four-bedroom home which features rustic timber cladding alongside contemporary, floor-to-ceiling glazing. As you enter The Barn, you're immediately struck by the dramatic, double height entrance hall with its expansive timber flooring and impressive oak staircase.

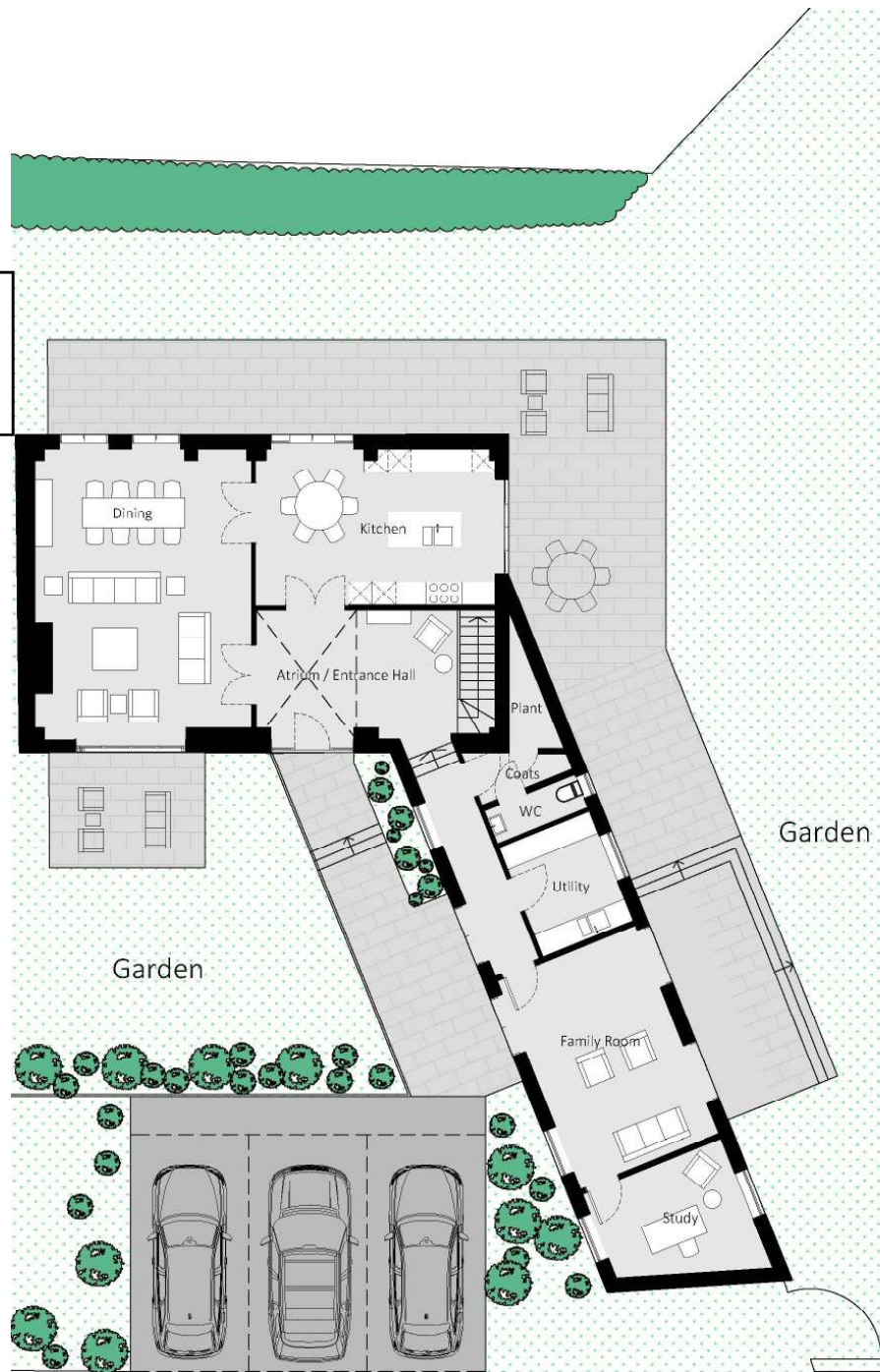
Leading off the hallway is the luxurious kitchen with its shaker style units, stone worktops, large fridge freezer and Quooker instant hot water tap. Adjacent to the kitchen are two generous reception rooms, providing plenty of space for entertaining. There is also an additional reception room in the east wing, providing a perfect playroom for younger children or a hangout space for teenagers. As well as a fully-equipped utility room, you'll also find an office on the ground floor with stunning views across the open fields.

Upstairs, there are four double bedrooms with built in wardrobes, two of which are en suite. All three bathrooms are tiled with crisp, white sanitaryware and vanity units. The Barn is expected to be 'A' rated for energy efficiency. A high efficiency air source heat pump provides the hot water and heating. The ground floor has underfloor heating throughout, radiators in the bedrooms and heated towel rails in the bathrooms. It will be easy to maintain a comfortable temperature throughout the winter.

Outside, the wraparound terraces provide the perfect spot for a morning cup of coffee or a relaxing sunbather, and the garden has uninterrupted views of the fields and woodland surrounding the property.







Ground Floor

Room	Metres	Feet
Kitchen	6.0 x 4.0	19'8" x 13'5"
Sitting Room	7.3 x 5.4	24'4" x 17'5"
Entrance Hall	6.0 x 3.2	19'8" x 10'6"
Family Room	5.6 x 3.7	9'10" x 7'10"
Study	3.7 x 3.4	18'4" x 12'1"
Utility	3.0 x 2.4	11'11" x 12'1"

Measurements shown above are scaled from drawings not actual at this time due to the stage of building construction





First Floor

Room	Metres	Feet
Bedroom 1	3.9 x 2.8	12'5" x 9'2"
Bedroom 2	3.3 x 2.8	10'0" x 9'2"
Bedroom 3	4.0 x 2.8	13'1" x 9'2"
Bedroom 4	4.1 x 3.2	13'5" x 10'6"

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# Property Specification

## Kitchen

- » Shaker Style Kitchen
- » Quoker Hot Water Tap
- » Engineered Stone Worktops
- » Integrated Fridge / Freezer
- » Integrated Ovens
- » Large 5-Ring Induction Hob
- » Second fridge and freezer in Utility Room

## Bathrooms

- » Porcelanosa Tiles
- » Wall mounted basin units with drawer
- » Freestanding bath to family bathroom
- » Large walk in showers
- » Contemporary Matt Black and Brass taps

## Utility Room

- » Fully fitted units with sink
- » washing machine & tumble dryer
- » integrated 70:30 fridge/freezer

## Aftercare

- » Full homeowner manual on completion with a guide introduction to the house
- » full snagging on completion with a final snagging six months after completion

## Electrical

- » Contemporary Lighting design and fittings
- » Exterior Lighting
- » External Power

## Flooring

- » Large format tiling to hall and kitchen
- » Timber flooring to sitting room floor
- » Coir matting to entrance
- » Carpeted bedrooms, study and family room

## Other

- » Contemporary Electric Fireplace
- » ICW 10 year structural warranty
- » High Speed Starlink Satellite internet

## Heating System

- » A Rated EPC
- » Energy saving Air Source heat pump under floor heating throughout ground floor
- » Radiators to bedrooms
- » Heated Towel Rails to bathrooms

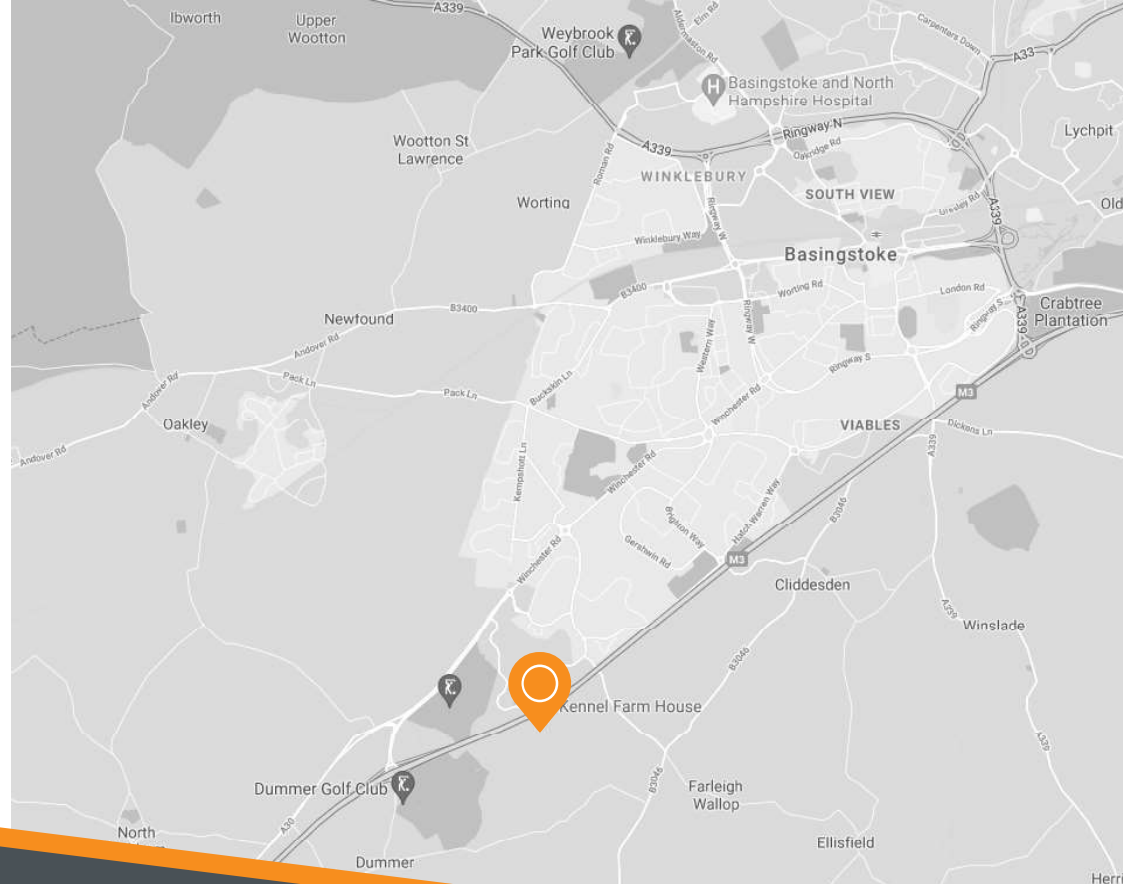
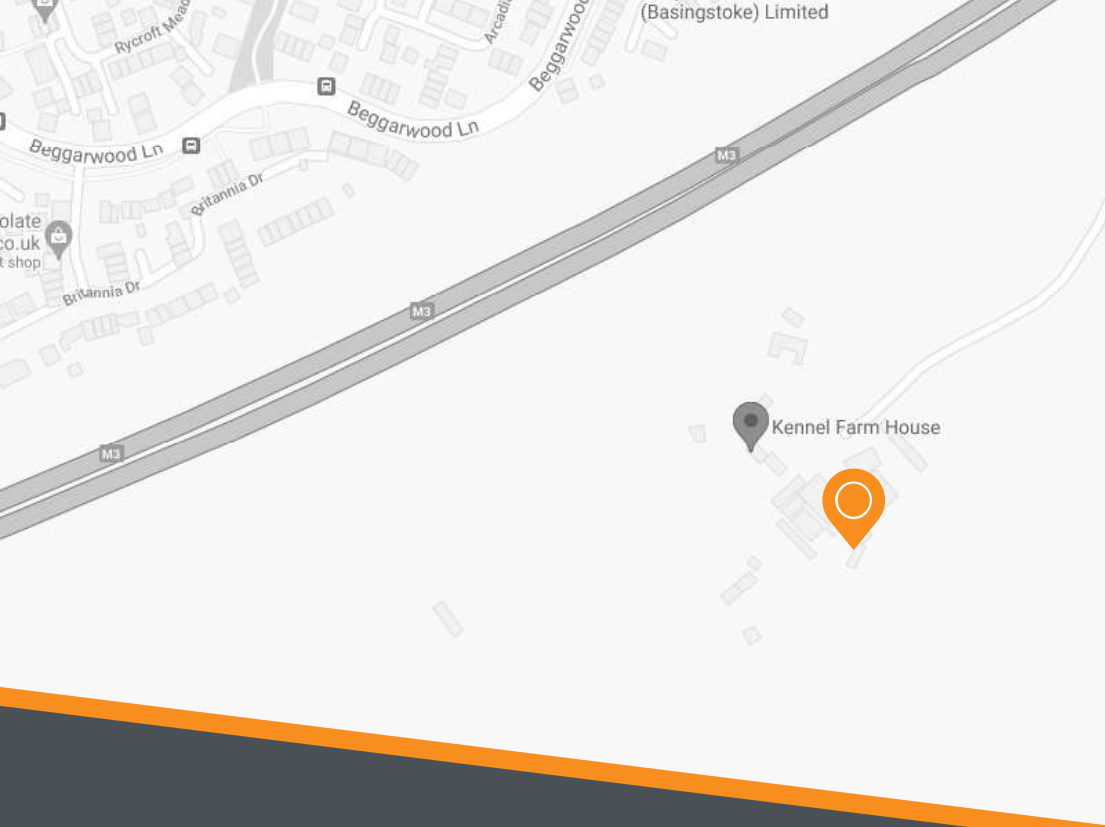
## Landscaping

- » Extensive paving around the house
- » Garden planted and landscaped
- » Fencing to perimeter of garden

## Windows and Doors







- » Oak interior doors throughout
- » Composite front door
- » Aluminum bi-fold windows to Sitting Room





## The Barn, Kennel Farm, Dummer

### Travel Times from Kennel Farm

-  Dummer Village 8 mins
-  Basingstoke Town Centre 10 mins
-  Sainsbury's Kempshott 5 mins
-  M3 Junction 7 7 mins
-  London Waterloo 50 mins from Basingstoke Station
-  Heathrow Airport 40 mins

*Some photography used in this brochure are intended to reasonably convey the lifestyle and do not directly represent the property. The developer reserves the right to alter specification during the build process.*

**TURBINE**  
DEVELOPMENTS

**Winkworth**



10 year  
structural warranty