



3 Bedrooms

Character Property

Asking Price

£595,000

Located in

Basingstoke





Lynton Up Street

Basingstoke | | RG25 2AL



LYNTON is set in the heart of Dummer, one of North Hampshire's most sought-after villages, Lynton is a genuinely charming mid-19th century cottage that combines all the character you would hope to find in a village home with the space and practicality needed for modern family life.

Lynton Up Street

£595,000 Freehold



- Charming mid-19th century character cottage
- Excellent off-road parking – 3 Land Registry spaces with further practical parking
- Private south-facing rear garden with substantial workshop/garden store
- Beautiful blend of original period character and modern improvements
- Superb access to Basingstoke, the M3 and mainline rail services to London Waterloo

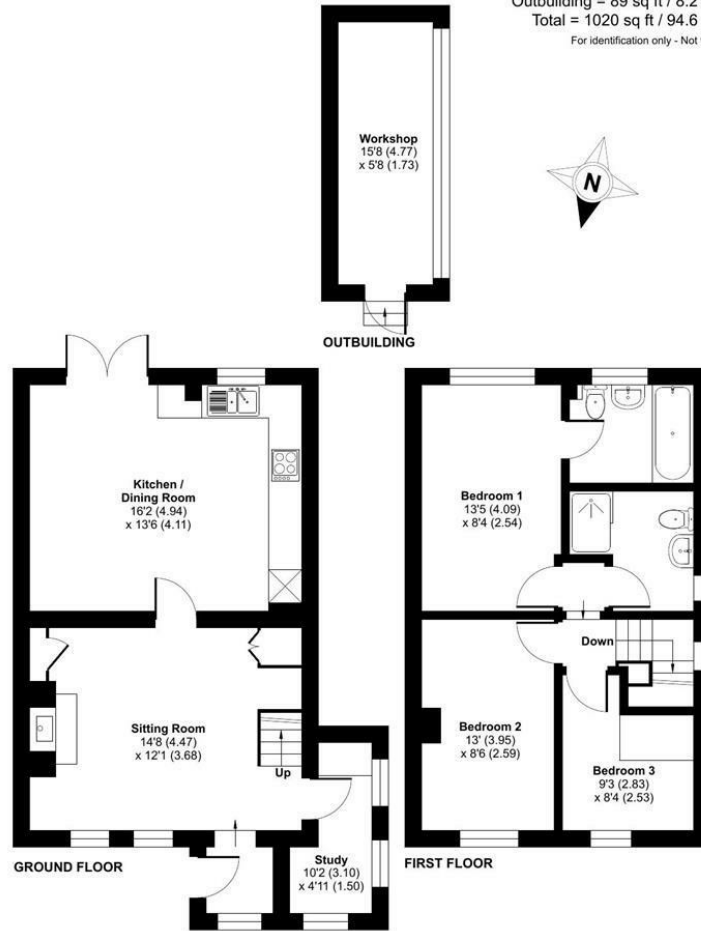
Lynton, Dummer, Basingstoke, RG25

Approximate Area = 931 sq ft / 86.4 sq m

Outbuilding = 89 sq ft / 8.2 sq m

Total = 1020 sq ft / 94.6 sq m

For identification only - Not to scale



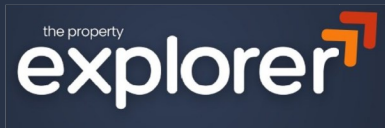
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ricshcom 2026. Produced for Property Explorer: REF:1528220

EPC Rating: D
Council Tax Band D
Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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