

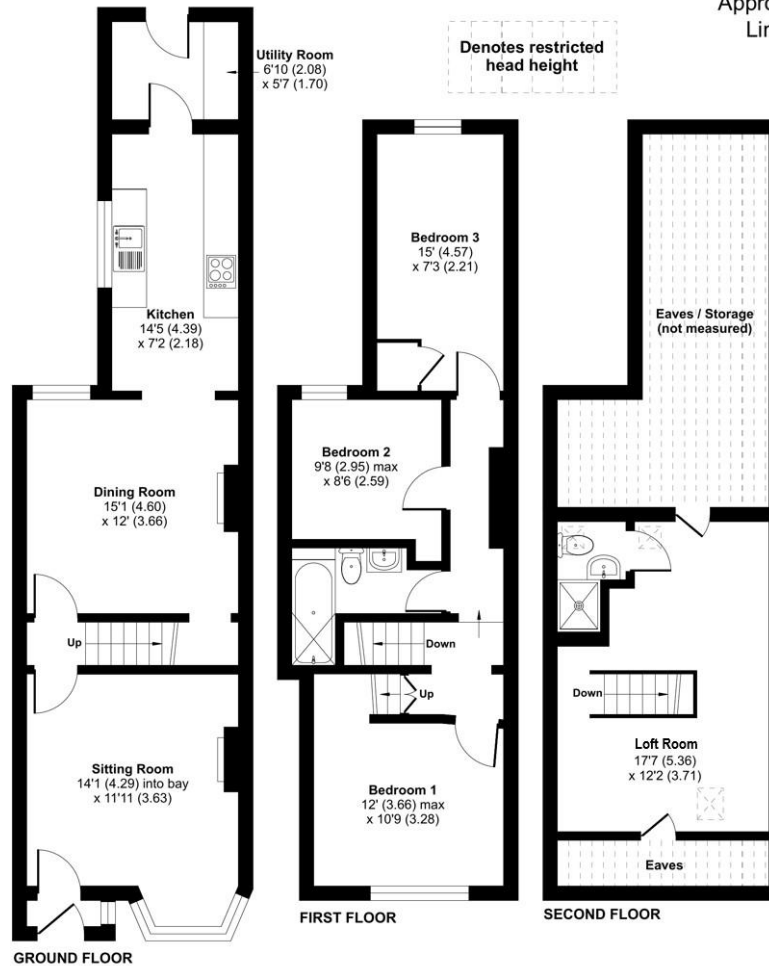


Dene Terrace, Darvill Road, Ropley, Alresford, Hampshire, SO24 0BW



ACCOMMODATION

A charming four-bedroom Victorian terraced house located on a quiet no-through road on the edge of Ropley. The property offers a wonderful blend of period features and modern versatility, with the added benefit of no onward chain. The ground floor accommodation includes a sitting room, dining room, kitchen, and utility room. Upstairs, there are three bedrooms, a family bathroom, and a full-height loft conversion, which provides a spacious and versatile additional room complete with its own toilet and shower. The property also features off-road parking at the front and a generously long rear garden. A pathway across the front driveway leads to the entrance, opening into a small porch and then into the main house. The sitting room, positioned at the front, boasts a bay window, dado rails, and a charming fireplace. The dining room, open-plan to the kitchen, features wooden flooring, dado rails, and a fireplace with a stove. An archway connects to the kitchen, which includes a range cooker, ample kitchen units, and worktops. Beyond the kitchen is the utility room, which houses the wall-mounted boiler and provides access to the rear garden. On the first floor, the main double bedroom is located at the front of the house, while the second double bedroom and the third bedroom overlook the garden. The family bathroom is fitted with a white suite. From the landing, paddle steps lead to the impressive fourth bedroom, a versatile space with roof light windows, a toilet, and a shower. The property's extensive rear garden and off-road parking at the front make this home an excellent choice for those seeking character, practicality, and a peaceful location.



Approximate Area = 1140 sq ft / 105.9 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Total = 1177 sq ft / 109.3 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

SITUATION

Ropley has an active community and a convenient bus service with immediate local facilities of a village shop, post office, primary school, church and village hall. Many recreational facilities are available covering a range of sporting clubs and excellent road networks provide easy access to the neighbouring centres of Alresford and Alton, with Winchester beyond.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1222291





SPECIFICATION

- Mid-terraced family home
- Popular village location
- Sitting room and separate dining room
- Kitchen with a utility room
- Four bedrooms
- Family bathroom and en-suite shower room
- Large rear garden
- Off-road parking

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band D

ASKING PRICE £430,000

TENURE

Freehold