

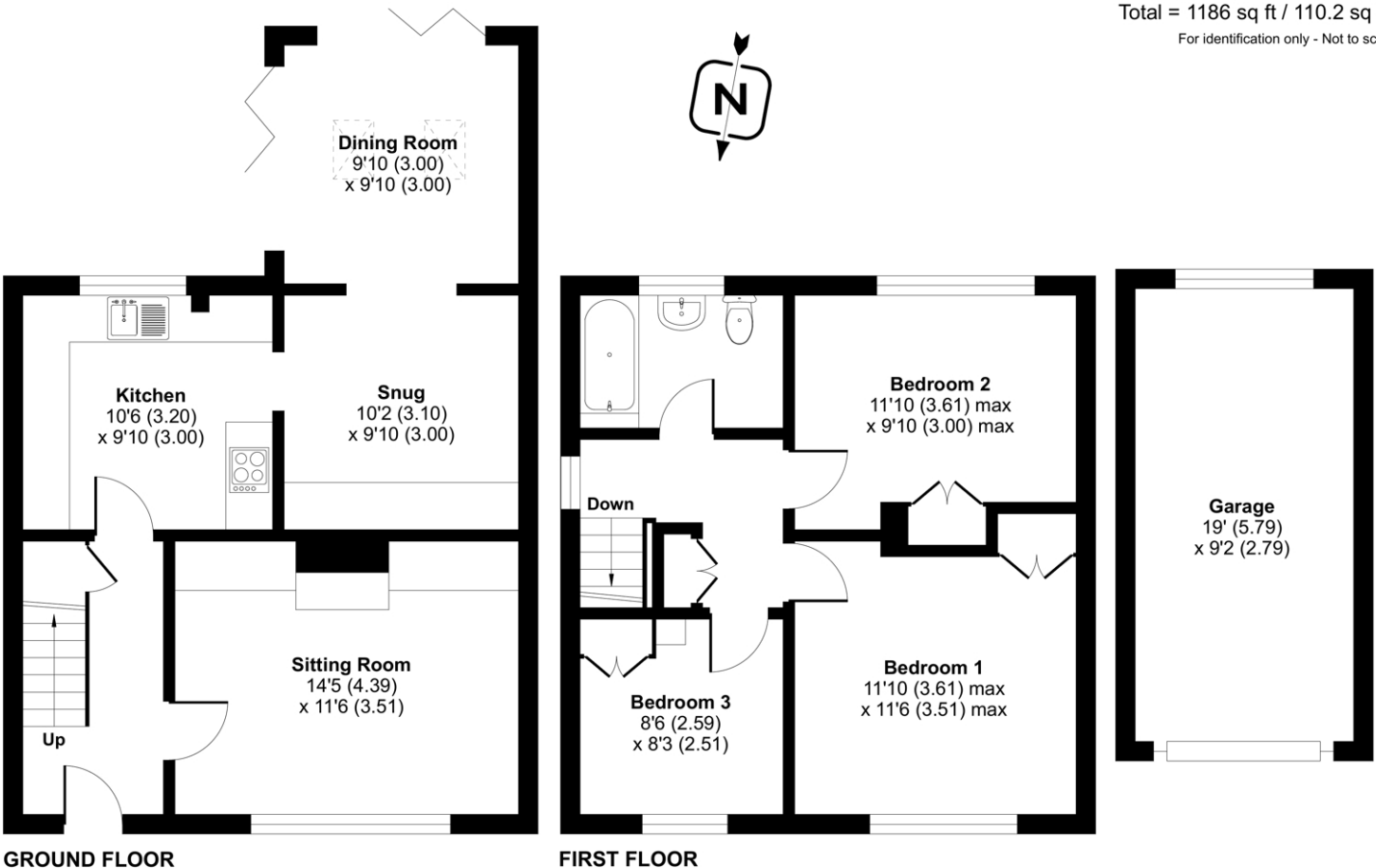




ACCOMMODATION

Nestled in the heart of the highly sought-after village of Ropley, this beautifully presented three-bedroom semi-detached house offers a perfect blend of charm and modern comfort. Upon entering, you're greeted by a welcoming entrance hall, where a door to the right leads into a spacious sitting room featuring a wood burner, adding warmth and character to the space. Continuing through the hall, you'll find a well-appointed kitchen with both base and eye-level units, seamlessly flowing into a snug area that adjoins a dining room. Flooded with natural light from skylights above, the dining room boasts two sets of bi-fold doors that open onto the garden, creating a seamless indoor-outdoor living experience. Upstairs, the first floor continues to impress with three bedrooms serviced by a modern family bathroom. Each bedroom benefits from ample built-in storage, catering to practical living needs. Outside, the private enclosed rear garden enjoys a sunny south-facing aspect, providing the perfect setting for al fresco dining on the patio. The majority of the garden is laid to lawn and bordered by mature plants, creating a tranquil oasis. The frontage of the property offers ample off-road parking, and gated access to the side leads up to the garage, providing convenient storage options. Experience the quintessential village lifestyle in this delightful property, where every detail has been thoughtfully designed to create a comfortable and inviting home. Agents note: Oil fired heating and private drainage. Cesspit shared with neighbouring property.

Approximate Area = 1011 sq ft / 93.9 sq m
 Garage = 175 sq ft / 16.3 sq m
 Total = 1186 sq ft / 110.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1100371

SITUATION

Ropley is a sought-after rural village with an active community, school, shop, church, village hall and excellent recreational facilities with sports grounds offering cricket, football, tennis and bowls. Road links close by include A31, A272 and A3 at Petersfield, and petrol station with shop at Ropley Dene. The beautiful Georgian market town of Alton lies to the east offering an extensive range of boutiques and shopping facilities retailing a variety of products such as antiques, gifts, food and clothing, together with a thriving café culture supported by a host of eateries, pubs and hotels. There is also excellent secondary education and a sixth form college. There is a sports complex with swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.



SPECIFICATION

- Sought after village location
- Well-present throughout
- Tastefully extended
- Three bedrooms
- South facing rear garden
- Garage
- Off road parking

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band D

GUIDE PRICE

Asking Price £550,000

TENURE

Freehold