









## Anton, Bighton Hill, Ropley, Alresford, Hampshire, SO24 9SQ

*A stunning and spacious family home, situated on a generous half-acre plot, fully renovated and improved to a high specification by the current owners, this property offers versatile living accommodation and meticulous presentation throughout.*



- Sought after semi-rural location • Sweeping views • Great privacy
- Beautifully presented throughout • Four double bedrooms
- Versatile, open plan living accommodation • Oil fired heating
- Half acre plot • South westly facing rear garden
- Ample parking & garage





## ACCOMMODATION

As you step through the front door, a welcoming entrance hall gracefully connects to all the downstairs spaces. The heart of the home lies in the sizable open-plan kitchen and dining room, featuring a modern fitted kitchen with a spacious central island, complete with integrated wine fridge and induction hob, perfect for entertaining. Integrated appliances and bifold doors leading to the garden enhance the appeal, flooding the room with natural light. Adjacent to the dining area, a generous utility room with ample storage and another access point to the rear garden, along with a convenient downstairs cloakroom, ensures both functionality and style. A cosy sitting room, with feature fireplace overlooks the rear garden, providing a retreat within the home. Two double bedrooms at the front, with the flexibility to serve as additional reception rooms, further enhance the adaptable layout. The downstairs accommodation is completed by a modern family bathroom featuring a separate shower and bath. Ascending to the first floor reveals two more double bedrooms, with the principal bedroom standing out for its impressive features. This includes a walk-in wardrobe, an ensuite shower room, and a Juliet balcony offering sweeping views over the garden and fields to the rear. The outdoor space is equally enticing, with a patio at the rear perfect for summer BBQs. The well-maintained garden, mostly laid to lawn with mature borders, enjoys a sunny south-westerly aspect and provides excellent privacy, accompanied by captivating rural views. Ample off-road parking at the front, leading up to the garage at the side of the property, completes the ensemble of this remarkable residence. Experience the perfect blend of luxury, functionality, and scenic beauty in this thoughtfully designed family home.



## SITUATION

Bighton Hill is a small hamlet that is part of the Parish of Ropley, but leans towards the lovely village of Bighton and the Georgian market town of Alresford in terms of shopping and services. The area is known for its beautiful views, rural aspect and plentiful walks and rides. The distant view of the local steam railway emphasises the romantic setting.

The village of Ropley, about a mile away and has an active community and 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.

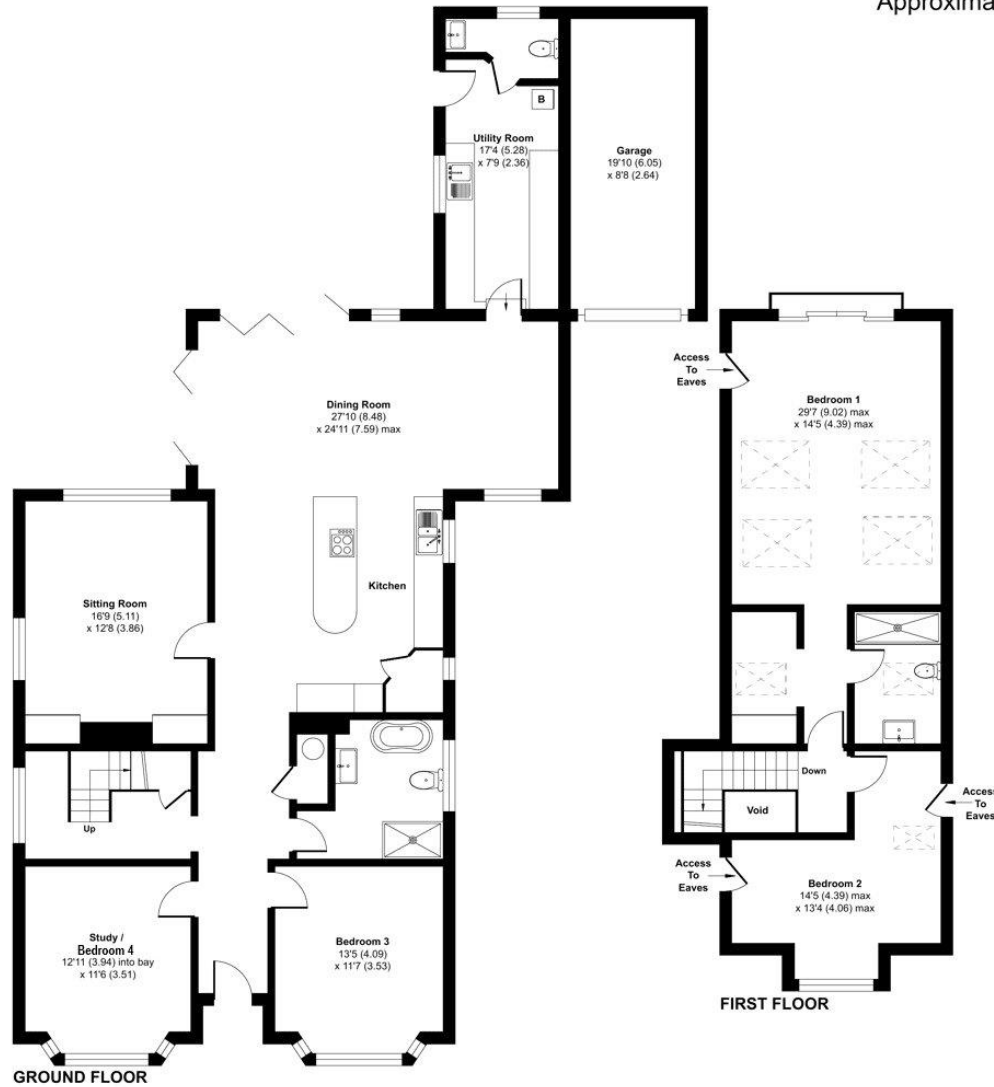








Approximate Area = 2208 sq ft / 205.1 sq m  
 Garage = 175 sq ft / 16.2 sq m  
 Total = 2383 sq ft / 221.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>	<b>36</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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: 1079679







**LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band F

**ASKING PRICE £995,000**

**TENURE**

Freehold