



Stone Corner, Ropley, Alresford, SO24 0FB





## 6 Stone Corner, Ropley, Alresford, SO24 0FB

*This remarkable executive family residence, crafted as part of an exclusive development by Bargate Homes in 2016 and subsequently elevated through thoughtful enhancements by its current owners, stands as a testament to luxurious living.*



- Five-bedroom detached home • Impressive open-plan kitchen/dining room
- Separate utility room • Two ensuite bedrooms and additional family bathroom
  - Garage and ample parking • Generous private rear garden
  - Select modern development • Popular village location
- High specification throughout • Backing onto fields with stunning first-floor view

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## ACCOMMODATION

Nestled in one of the region's most esteemed villages, this stunning detached home showcases upscale amenities on a grand scale. Positioned ideally within the development, it embraces a scenic backdrop of fields, occupying a sprawling plot just shy of a quarter acre. Upon crossing the threshold, an expansive and inviting entrance hall sets the stage for the lower-level spaces. To the left, a sophisticated sitting room beckons, while to the right, a versatile study/snug awaits. Straight ahead, a capacious open-plan kitchen/dining room unfolds, offering an exceptional setting for gatherings. This culinary haven features a contemporary fitted kitchen with integrated appliances and a breakfast bar. A bay window with double doors seamlessly connects the interior to the garden, creating a perfect dining space. At the room's end, additional double doors open to the garden, forming an inviting family area; abundant natural light floods the space through the windows and glass doors that overlook the rear garden. Adjacent to the kitchen, a utility room provides practicality, complete with a side door offering an alternative entrance. The ground floor is further complemented by a well-appointed cloakroom. Ascending to the first floor, the residence continues to impress with four generously proportioned double bedrooms and a single fifth bedroom, all serviced by a contemporary family bathroom. Sweeping views of the picturesque countryside enhance the allure of the upper-level accommodations. The principal bedroom and the second bedroom both boast ensuite facilities, with the principal bedroom additionally enjoying the luxury of a dressing room. Stepping outside, the property unfolds into a sunlit, south-westerly-facing rear garden, predominantly laid to lawn and backing onto fields for unrivalled privacy. An enchanting covered BBQ area, positioned at the rear of the garage, provides an idyllic space for outdoor entertaining. The frontage is adorned with ample off-road parking leading to a double garage, completing the ensemble of this exceptional family home.



## SITUATION

Ropley has an active community and a convenient bus service with immediate local facilities of a village shop, petrol station, post office, primary school, 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.

Nearby Alresford is a beautiful Georgian town sporting a plethora of fine colour-washed homes. An extensive range of boutiques and specialist shops retail such items as antiques, gifts, food and clothing. The centre sees also a thriving café culture supported by a host of eateries, pubs, hotels and restaurants. More comprehensive facilities and cultural entertainment are available in the nearby cathedral city of Winchester and locally, for opera in the summer season, at Grange Park.

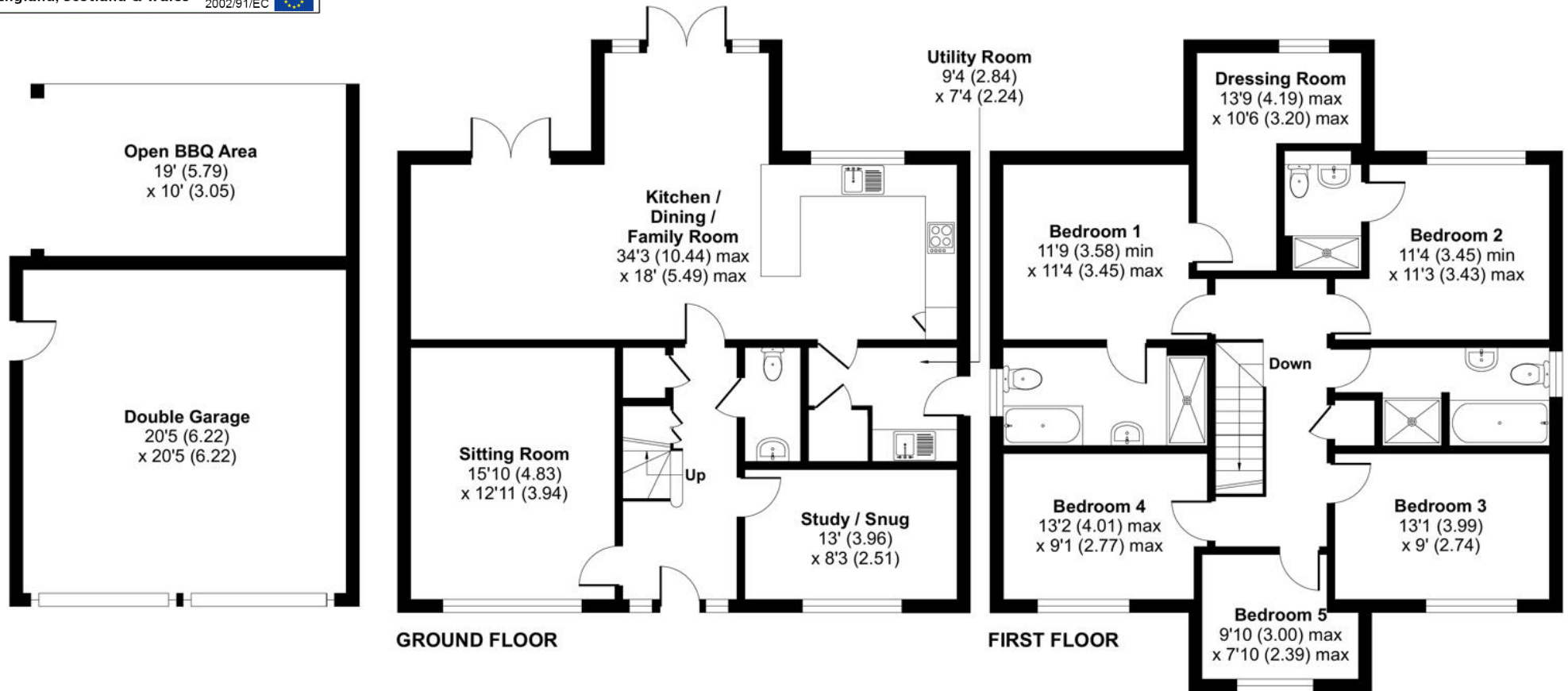




Approximate Area = 2071 sq ft / 192.4 sq m  
 Garage = 413 sq ft / 38.4 sq m  
 Outbuilding = 190 sq ft / 17.6 sq m  
 Total = 2674 sq ft / 248.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>	83	85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</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	



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: 1070205





**LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band: G

**ASKING PRICE**

£875,000

**TENURE**

Freehold

**AGENT NOTES**

Estate Management Charge: £500 per annum (approx.)  
Private drainage for Stone Corner, awaiting  
Environmental Agency Compliance Certificate.

*These details are to be confirmed by the vendor's solicitor  
and must be verified by a buyer's solicitor.*