



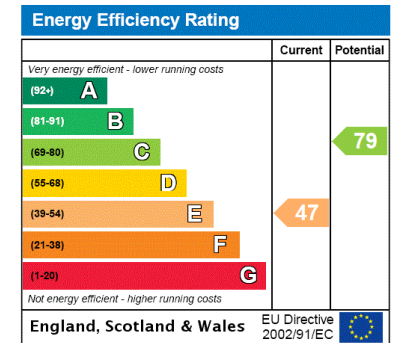
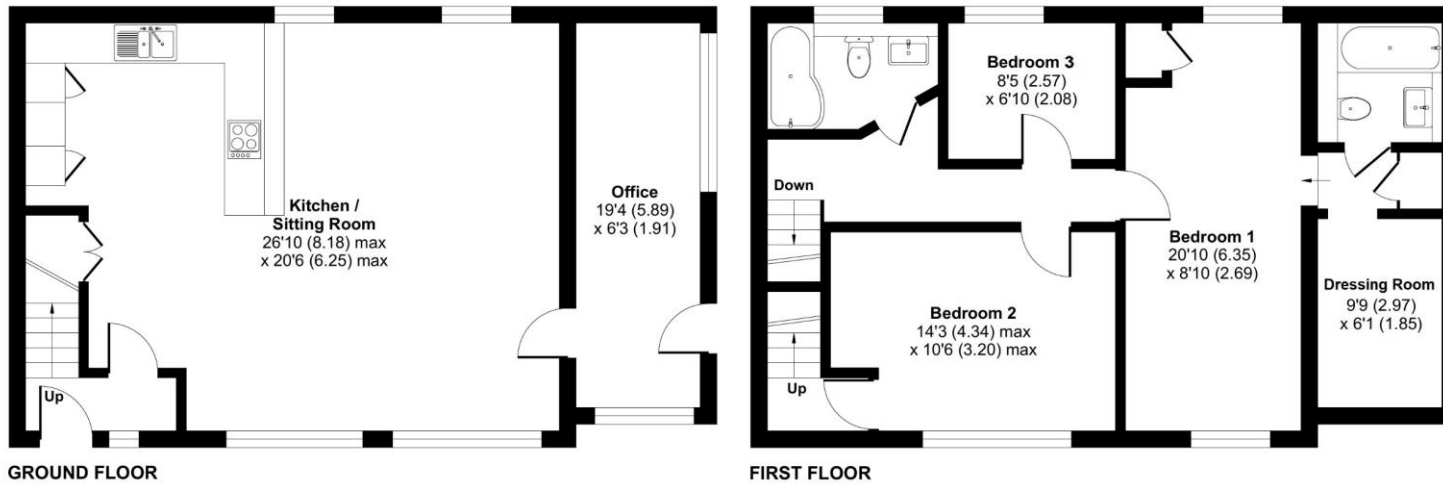


## ACCOMMODATION

This detached property with excellent countryside views is located directly opposite the pond in the heart of Ropley village and was originally converted from the former village shop and post office. The home has been beautifully renovated throughout by the current owner, including new carpeting, and enjoys a lovely contemporary feel throughout. The spectacular ground floor offers a spacious open-plan living space, comprising a sleek fitted kitchen, complete with a full range of integrated appliances, opening up to a large sitting room with ample space for a dining area. A real focal point of the sitting room is the newly installed log burning stove. Leading off of the main living space is another versatile room, ideal for use as a separate playroom, a home office or additional bedroom if required. The first-floor provides flexible accommodation, with the ability to create further bedrooms (subject to the relevant building regulations consent) as the dual aspect principal bedroom features a large dressing room and en-suite bathroom. There is another large double bedroom and further single bedroom which both share the attractive family bathroom. Extensive improvements have also been made externally with a new patio area having been created recently to offer a secluded space perfect for entertaining. There is also an upper level to the garden mainly laid to lawn. Buyers should note that the patio area is not in the legal title, but there are statutory declarations to the effect that this area has been used exclusively by the owner(s) for more than 10 years. Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.

Approximate Area = 1374 sq ft / 127.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2022. Produced for Charters Estate Agents Limited. REF: 837518



## 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**

- Three-bedroom detached home
- Stunning open-plan kitchen/sitting room
- Separate versatile reception room
- Dressing room and en-suite to principal bedroom
- Contemporary family bathroom
- Private enclosed rear garden
- No onward chain

**LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band E

**GUIDE PRICE**

Asking Price £525,000

**TENURE**

Freehold