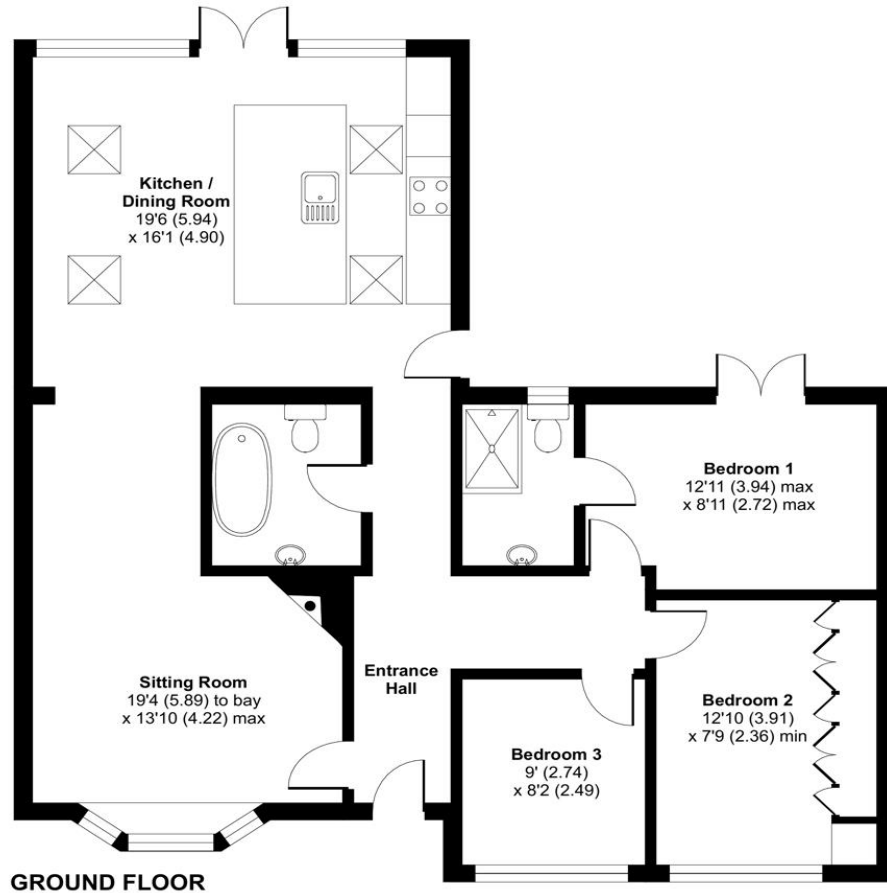






ACCOMMODATION

Stunning detached bungalow that has been sympathetically extended and is beautifully presented throughout, situated in the heart of the sought after village of Ropley. The frontage includes a driveway that offers ample off-road parking to the side and leads to the detached garage. Directly in front of the property is a well-maintained area of lawn and slate shingle. The front door opens into a welcoming entrance hall with the first door on the left leading into a spacious sitting room with a bay window and a modern wood burner in the corner providing an aesthetically pleasing focal point. The sitting room flows into a superb kitchen/dining room with a vaulted ceiling and skylights that help to flood the room with natural light. The kitchen itself boasts a range of modern integrated appliances and a large island providing the perfect space for food preparation and entertaining, with large glass doors opening out into the rear garden. The property also boasts three double bedrooms served by a luxury family bathroom and the principal bedroom displays a contemporary en-suite shower room with a large walk-in shower. The generous rear garden enjoys a great sense of privacy and backs onto woodland, with a patio terrace offering ideal space for al fresco dining. The garden is mainly laid to lawn with a number of mature planting beds and a small pond.



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 950296



Approximate Area = 1108 sq ft / 103 sq m
 Garage = 223 sq ft / 20.7 sq m
 Total = 1331 sq ft / 123.6 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	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Ropley has an active community and a convenient bus service with immediate local facilities including 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. Nearby Alresford is a beautiful Georgian town sporting a plethora of fine colour-washed homes. It has an extensive range of boutiques and specialist shops retailing such items as antiques, gifts, food, and clothing and is supported by a host of eateries, pubs, hotels and restaurants and a enjoys a thriving café culture.

Winchester has fine restaurants and bars as well as the famous cathedral and beautiful water meadows. The surrounding countryside has a network of footpaths and bridleways for walking and riding. Communications are excellent with the mainline railway station, A34, M3 and M27.



SPECIFICATION

- Beautifully presented detached bungalow
- Sought after village location
- Extended kitchen/dining room
- Stylish sitting room with feature wood burner
- Three double bedrooms
- En-suite shower room and luxury family bathroom
- Generous rear garden with a high degree of privacy
- Ample off-road parking and detached garage



LOCAL AUTHORITY

East Hampshire District Council (Tax Band E)

ASKINGPRICE

£695,000

TENURE

Freehold