







Kimber House, Lyeway Lane, Ropley, Alresford, Hampshire, SO24 0DW

Stunning and spacious family home located on the outskirts of the sought-after village of Ropley...



- Impressive family home • Sought after village location
- Spacious and versatile living accommodation • Sweeping rural views
- Modern fixtures and fittings • Beautifully finished throughout • Open plan living space
- Great natural light • Generous plot • Five bedrooms • Annexe
- Car barn & ample parking

t: 01962 734633

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ACCOMMODATION

Stunning and spacious family home located on the outskirts of the sought-after village of Ropley. It offers a beautiful elevated position with picturesque rural views and a sunny south-facing garden. The property underwent extensive refurbishment and was extended in 2010, resulting in a high-specification finish throughout. This five-bedroom house boasts a spacious and well-designed layout, perfect for entertaining. The heart of the home is the generous eat-in kitchen/breakfast room, featuring a central island with an electric induction hob and a bar area finished with a granite worktop. The kitchen is equipped with top-of-the-line Neff ovens and integrated appliances. Bi-fold doors open onto the patio and garden, seamlessly connecting the indoor and outdoor spaces. The home has a contemporary design, characterized by an abundance of natural light. The dining hall and sitting room are inter-connected, creating an open plan feel. The sitting room features a lovely log burner and additional bi-fold doors opening onto the garden. The ground floor also includes a large study/family room, utility room, cloakroom, and a spacious entrance hall with secondary access to the side of the kitchen. On the first floor, you'll find five generous bedrooms, with two potential main bedrooms located at either end of the house. The current principal bedroom boasts built-in wardrobes and a spacious ensuite bathroom with a separate walk-in shower and a free-standing roll-top bath. Bedroom two also has an ensuite shower room. Additionally, there is a well-appointed family bathroom with a separate walk-in shower and bath, offering exquisite views from this level. All three showers in the house are walk-in doubles or larger. Approaching the property, you'll enter through a five-bar wooden gate onto a gravel drive leading to the front of the house and an open barn-style double garage.



The rear garden can be accessed via the side of the property. The expansive level lawn occupies the majority of the rear garden, complemented by a large patio area that spans the entire width of the property, providing an ideal space for outdoor entertaining and dining. A restored games room/office space, housed in an attractive old farm building, offers additional versatility and charm. This annexe features an outside toilet, a wood burner, and electric heating. Furthermore, there is a sizable garden store/workshop and a log store for convenient storage. Overall, the home presents a truly impressive and beautifully finished family home, offering an elevated position, stunning rural views, and a sunny south-facing garden.



SITUATION

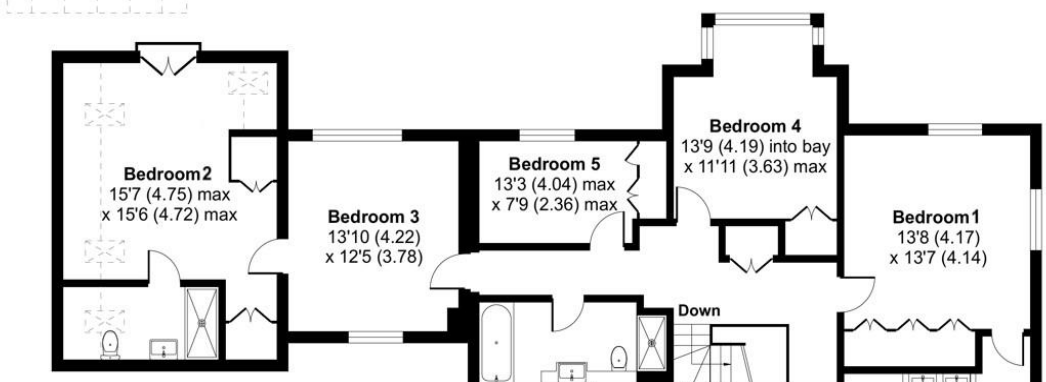
This property is situated in a peaceful location in Ropley Village combined with easy access by foot to main bus routes to Alresford. Alresford is the perfect place for strolling with plenty of views to please the eye. There are riverside walks, pubs, hotels, restaurants, great selection of shops, tea rooms, recreation ground and sports clubs; every need will be satisfied. The historic city of Winchester is only a short drive away, offering many famous amenities and attractions



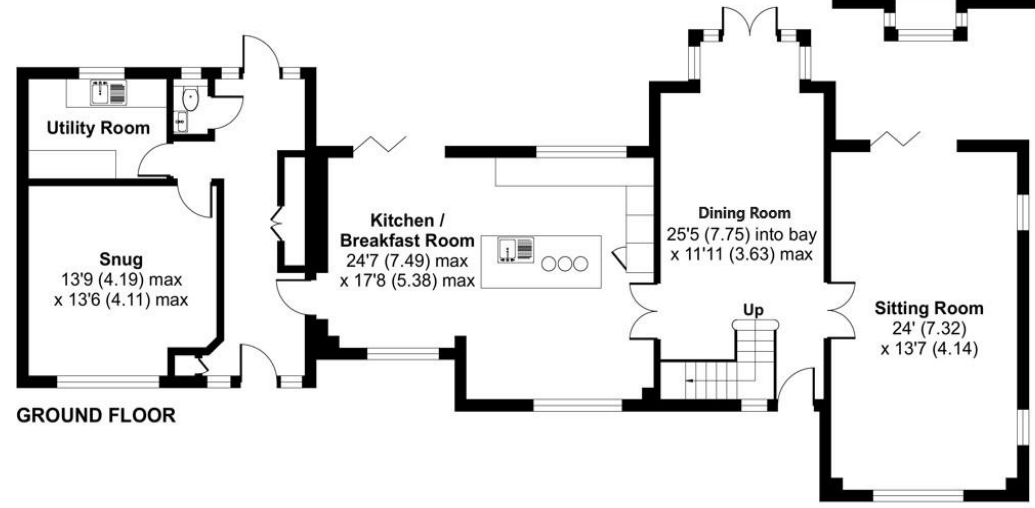
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Denotes restricted head height

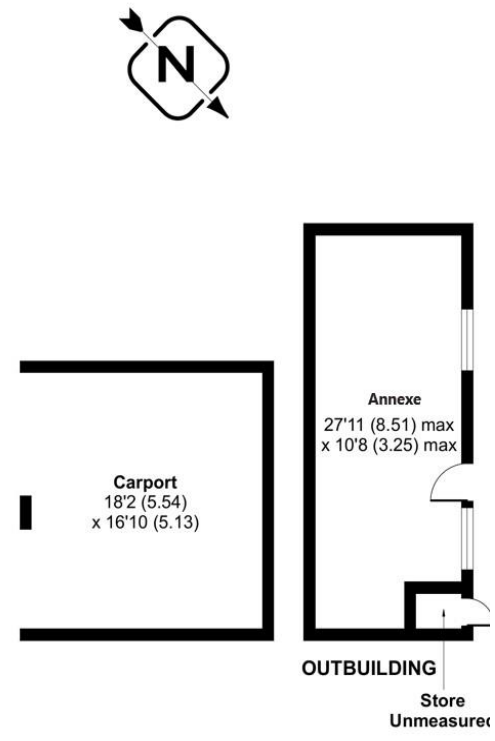
Approximate Area = 2780 sq ft / 258.2 sq m (excludes carport & store)
 Limited Use Area(s) = 70 sq ft / 6.5 sq
 Annexe = 284 sq ft / 26.4 sq
 Total = 3134 sq ft / 291.1 sq
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1001588





LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band G

GUIDE PRICE

Asking Price £1,850,000

TENURE

Freehold