



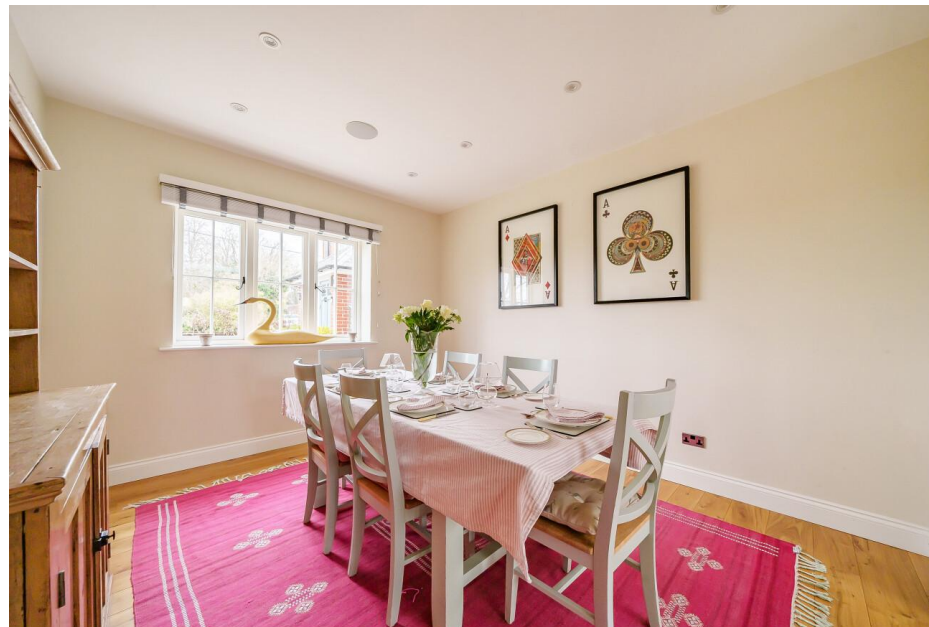
Vicarage Lane, Ropley, Alresford, Hampshire, SO24 0DU





Ashley Cottage, Vicarage Lane, Ropley, Alresford, Hampshire, SO24 0DU

A stunning village home that has been tastefully renovated to an exceptionally high standard while retaining its period charm.



- Sought after village location • Beautifully presented throughout
 - Open plan living • Kitchen/Dining/Sitting
 - Separate Play room and Study
- Period features • Solar panels • Four bedrooms • Utility room
 - Bathroom, shower room, cloakroom
- South facing rear garden • Rural views



ACCOMMODATION

Ideally located in the heart of the sought-after village of Ropley, this desirable property is set on a beautiful plot backing onto open fields. The front door opens into a welcoming porch, with a downstairs shower room to the left and a quite study to the right. Leading of the study is the the sizable sitting room, featuring a dual-facing wood burner. The sitting room flows seamlessly into the impressive kitchen/family room. The modern farmhouse kitchen boasts a range of integrated appliances, well-appointed units, and granite worktops. Bi-fold doors open onto the south-facing patio, flooding the space with natural light. Adjacent to the kitchen is a dining area, perfect for entertaining or family gatherings. A door from the kitchen leads to a separate utility/boot room. Leading off the utility room is a private but spacious family/playroom with an additional cloakroom and side access to the rear garden. The first floor continues to impress with four well-proportioned bedrooms served by a family bathroom. The rear garden is a delightful space, featuring a terrace accessed from the kitchen, bordered by raised lavender beds. The generous main lawn enjoys a south-facing aspect and offers wonderful views across the surrounding countryside. The front of the property provides ample off-road gated parking. The home also benefits from solar panels and a recently installed air-source heat pump, offering energy efficiency and modern comforts.



SITUATION

This property is situated in a peaceful location in the charming village of Ropley, known for its idyllic countryside setting and vibrant community spirit. At the heart of the village, residents enjoy easy walking access to a village shop and a cozy coffee room, perfect for everyday essentials.

Ropley boasts a fascinating blend of history and modern rural living. The recently renovated church stands as a beautiful landmark. The village also features a large recreation ground that serves as a hub for sports and outdoor activities as well as a village hall. Facilities include a children's playground, tennis courts, a netball court, and areas for football and cricket, home to thriving local clubs.

Families are well-served by the excellent local educational options, including Ropley Church of England Primary School, which has a 'good' Ofsted rating. For older students, secondary schools and colleges in nearby Alresford and Winchester are easily accessible.



Ropley combines the best of rural living with convenient access to essential amenities, making it a highly desirable place to call home.



Approximate Area = 2451 sq ft / 227.7 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	77	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Charters Estate Agents Limited. REF: 1243445





LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band E

ASKING PRICE £1,150,000

TENURE

Freehold