



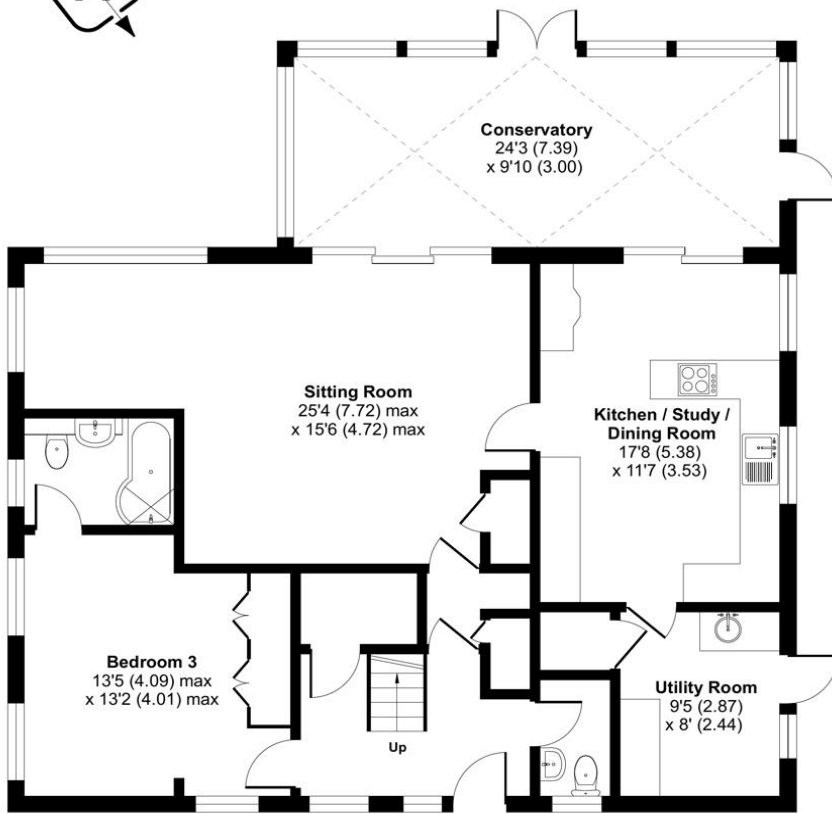


ACCOMMODATION

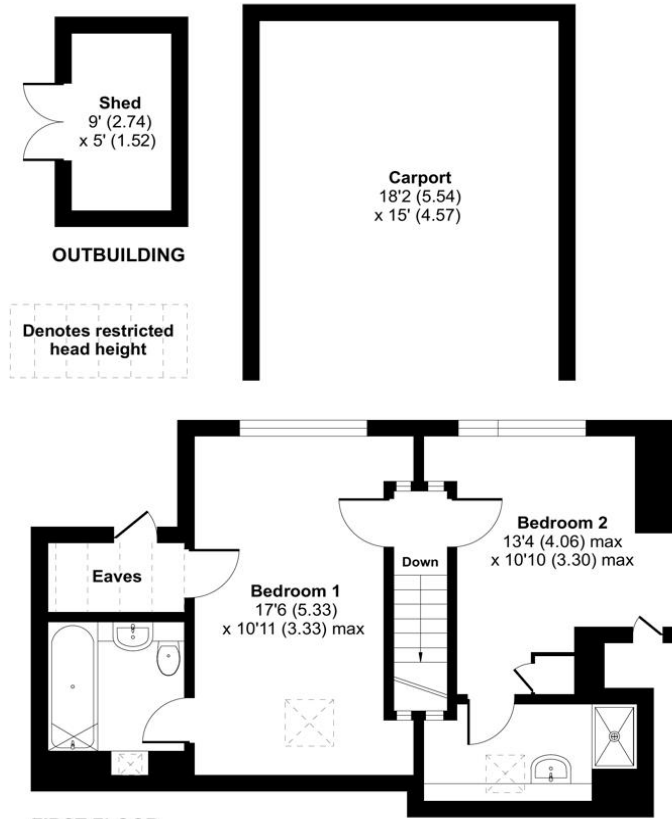
An exceptional three-bedroom detached chalet bungalow, nestled within a wraparound plot in the picturesque and sought-after setting of Ropley Village. Surrounded by breathtaking countryside, this property also boasts ample parking for multiple vehicles, in addition to a convenient carport. This charming residence provides generous living space and adaptable accommodation, making it well-suited to cater to the unique needs and preferences of any prospective buyer. Upon entering the front porch, you're greeted by a spacious hallway that seamlessly leads into a bright and airy sitting room with dual aspects. This inviting room features an extensive panel of sliding doors that open into the conservatory. Presently utilized as a dining area, the conservatory is enhanced by French doors leading to the rear garden and side access doors that connect to the patio, creating an ideal space for entertaining family and friends. The well-appointed kitchen is equipped with contemporary cabinets at both base and eye levels, along with a central peninsula island and integrated ovens. An adjacent utility room offers further storage, a sink, and ample countertop space. Towards the other end of the kitchen, there's a designated area currently configured as a study or home office—a perfect setup for remote work. On the ground floor, you'll also find a generously sized bedroom with dual aspects, complete with built-in wardrobes and a tastefully tiled en-suite featuring a bathtub, a vanity unit and an overhead shower. A convenient cloakroom with a toilet adds to the ground floor's appeal. Stairs ascending from the entrance hallway lead to the first floor, where you'll discover two spacious bedrooms, each with its own en-suite. The principal bedroom includes a dressing/wardrobe area and access to an extensive eaves storage space. Rear-facing windows in both bedrooms frame stunning panoramic views of the open countryside beyond. Externally, the property is approached via a block-paved driveway that provides ample parking space for multiple cars, complemented by a double carport. The gardens are enclosed by a hedge at the rear and feature a spacious patio area, with the remaining expanse predominantly laid to lawn. This outdoor space is enhanced by raised beds, trellises, and an array of mature plants and shrubs, adding to the property's overall charm.



Approximate Area = 1768 sq ft / 164.2 sq m (excludes carport)
 Limited Use Area(s) = 30 sq ft / 2.7 sq m
 Outbuilding = 46 sq ft / 4.2 sq m
 Total = 1844 sq ft / 171.2 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



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: 1053384



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(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 is a sought-after rural village with an active community, school, shop, post office, 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. Alresford to the West is a beautiful Georgian Town with an extensive range of boutiques and shops that retail such items as antiques, gifts, food, and clothing.



SPECIFICATION

- Exceptional detached chalet bungalow
- Sought-after village location
- Generous living accommodation
- Three bedrooms all with en-suite facilities
- Oil-fired heating
- Rear garden with countryside views
- Double carport and driveway parking

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: F

GUIDE PRICE

Asking Price £695,000

TENURE

Freehold

Disclaimer: Private drainage, The current arrangement is compliant with the Environment Agency General Binding Rules