





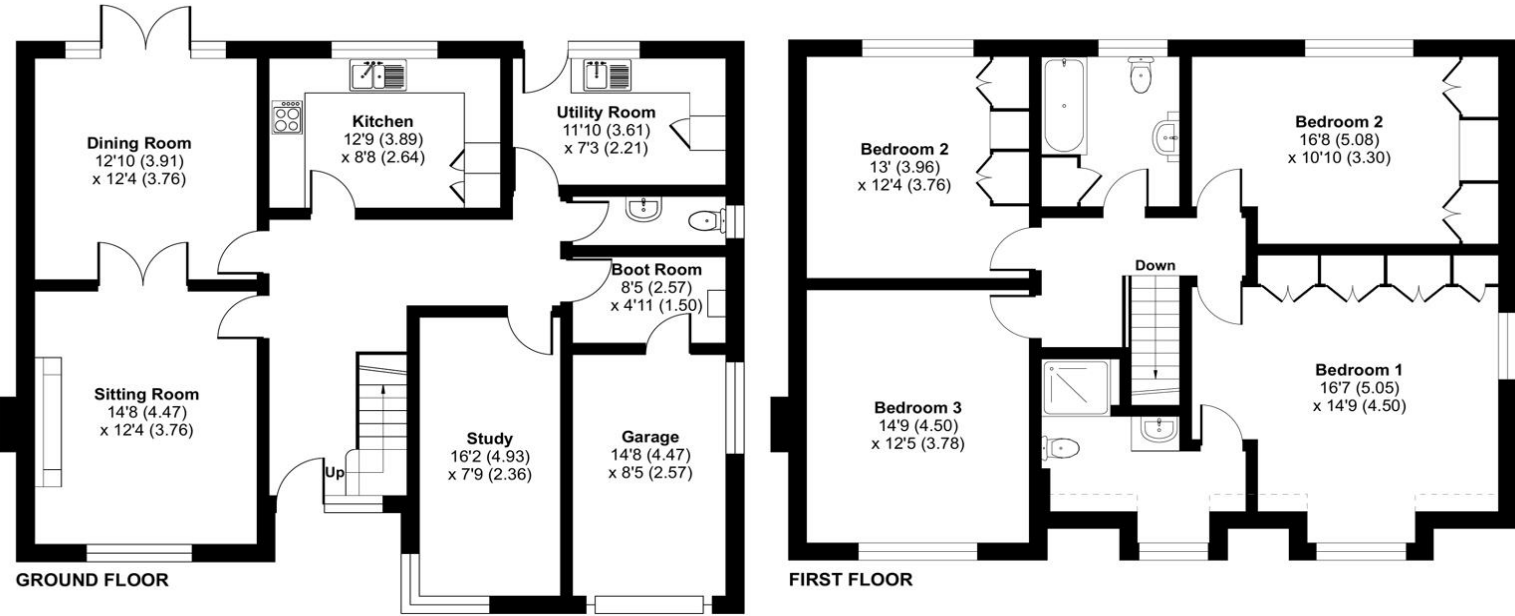
ACCOMMODATION

This impressive family home offers generous and versatile living accommodation, ideally situated in the heart of the sought-after village of Ropley and has benefitted from replacement windows and external doors, with a new boiler, in recent years. Upon entering through the front door, you are greeted by a welcoming entrance hall that leads to the downstairs rooms. To the left, a sizeable sitting room awaits, complete with an open fireplace and surrounding brick mantel, creating an attractive focal point. The sitting room seamlessly flows into the dining room, where double doors open onto the rear garden, flooding the property with superb natural light. The modern fitted kitchen features both base and eye-level units, ample integrated appliances, and offers a pleasant view over the rear garden. Adjacent to the kitchen, a separate utility room adds to the home's practicality, with an additional door leading out into the garden. Completing the ground floor accommodation is a well-proportioned study, a guest cloakroom and internal access to the garage via the boot room. Upstairs, the first floor continues to impress with four generously sized double bedrooms, three of which have built-in storage. These bedrooms are served by a modern family bathroom. The principal bedroom includes an en-suite shower room. Outside, the private enclosed rear garden is mainly laid to lawn and tastefully enclosed with mature borders. A patio terrace to the rear of the home provides an ideal space for al fresco dining. The frontage boasts ample off-road parking, leading up to the garage, ensuring convenience for residents and guests alike.

Approximate Area = 2005 sq ft / 186.2 sq m
 Limited Use Area(s) = 16 sq ft / 1.4 sq m
 Garage = 119 sq ft / 11 sq m
 Total = 2140 sq ft / 198.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Charters Estate Agents Limited. REF: 1110541



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SITUATION

The village of Ropley has an active community and convenient bus service with immediate local facilities of 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.

Alresford's appeal extends beyond mere necessities, inviting exploration of its vibrant antiques and fine art scene, designer boutiques featuring exquisite furnishings and clothing, as well as charming shops offering an array of gifts and crafts. The heart of Alresford pulsates with a lively café culture, with numerous quaint eateries, pubs, hotels, and restaurants beckoning patrons to indulge in culinary delights. Catering to everyday needs, the town also hosts essential services such as pharmacies, and various other outlets, ensuring convenience is always within reach.



SPECIFICATION

- Impressive detached family house
- Central village location
- Spacious living accommodation
- Four generous double bedrooms
- En-suite shower room
- Contemporary family bathroom and guest cloakroom
- Ample built-in storage
- Utility room and boot room
- Ample off-road parking and garage
- No onward chain

LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band - G

ASKING PRICE

£950,000

TENURE

Freehold

Agents Note – Private drainage via Septic tank (Compliance Certificate is held) and oil-fired central heating.