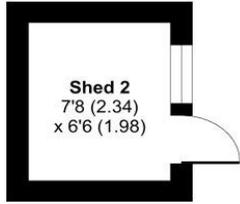
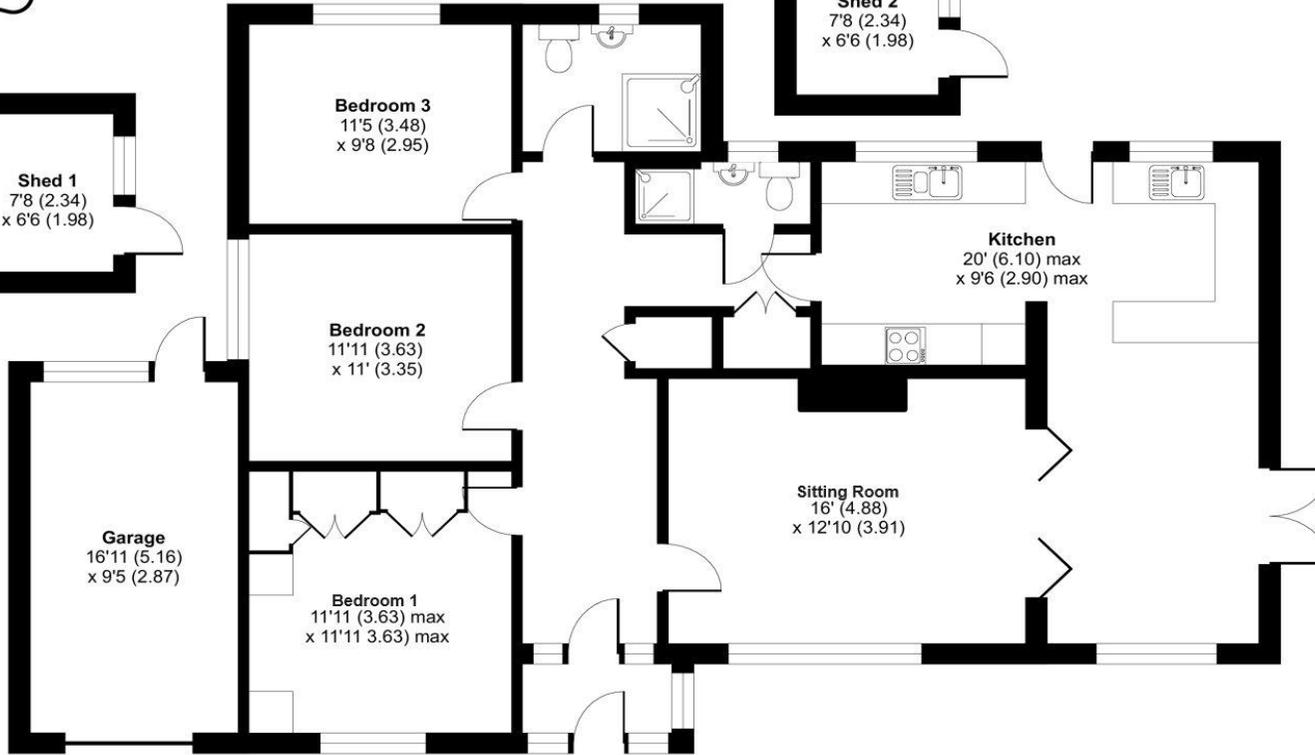
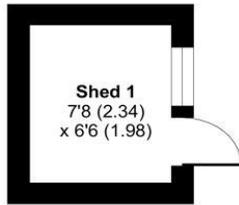






ACCOMMODATION

A delightful and impeccably presented three-bedroom bungalow, offering surprisingly spacious living accommodation and positioned ideally on a generous plot within the highly desirable village of Ropley. Upon entry through the front door, you are welcomed into a charming porch leading to a gracious entrance hall, serving as the focal point for the ground floor living spaces. The first door on the right opens into a generously sized sitting room, featuring a wood burner that creates a cosy ambience. Continuing through double doors, you will discover a well-proportioned dining room, seamlessly connecting to the modern fitted kitchen, which boasts ample base and eye-level units, as well as a convenient side door leading out to the rear garden. The kitchen benefits from a number of integrated appliances including, two under-counter larder fridges, an under-counter freezer, a dishwasher, a washing machine, an eye-level AEG double oven and a good-sized induction hob. Adjacent to the kitchen, you'll find additional storage cupboards and two separate modern shower rooms, enhancing the practicality of the home. The property comprises three double bedrooms, with the principal bedroom benefitting from fantastic built-in storage solutions. Surrounding the property, the garden is predominantly laid to lawn, adorned with tasteful mature borders and raised planting beds, complemented by an elevated decking area, perfect for alfresco dining and summer BBQs. Additionally, the garden features a greenhouse and two additional storage sheds with built-in log storage and one shed benefitting from power and light. Completing the property, the frontage offers ample off-road parking leading up to a garage, providing further storage space or secure parking. This charming bungalow combines character with contemporary living, offering a comfortable and versatile residence in an enviable village location.



Approximate Area = 1297 sq ft / 120.5 sq m
Garage = 161 sq ft / 15 sq m
Shed = 98 sq ft / 9.1 sq m
Total = 1556 sq ft / 144.5 sq m
For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1102727



SITUATION

The property lies within the village of Ropley which has many local amenities including a Post Office and Church of St Peter. The Watercress Line steam railway runs from Alresford to Alton through 10 miles of beautiful Hampshire countryside. The nearby beautiful Georgian town of Alresford is the perfect place for strolling and offers a good selection of amenities. The historic city of Winchester is only a short drive away, offering many famous amenities and attractions.



SPECIFICATION

- Sought after village location
- Level living accommodation
- Deceptively spacious accommodation
- Well-presented throughout
- Three double bedrooms
- Two shower rooms
- Ample parking and garage
- Generous wrap-around garden
- Stunning rural views to the front

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: E

ASKING PRICE

£695,000

TENURE

Freehold

TENURE

Private drainage, awaiting Environmental Agency Compliance Certificate
Oil-fired central heating