



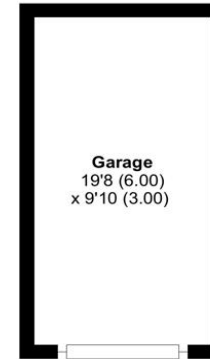
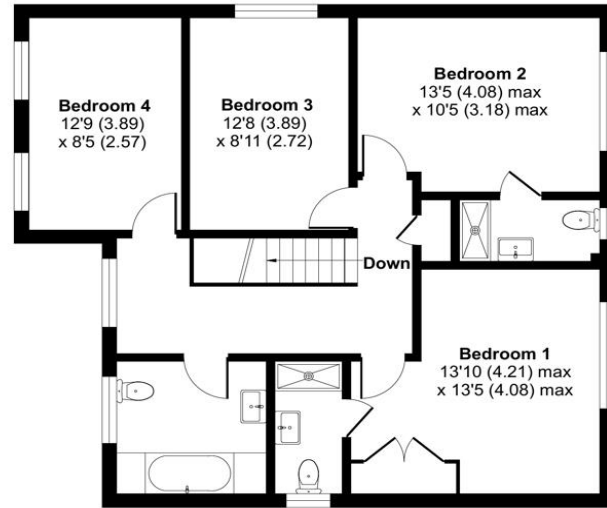
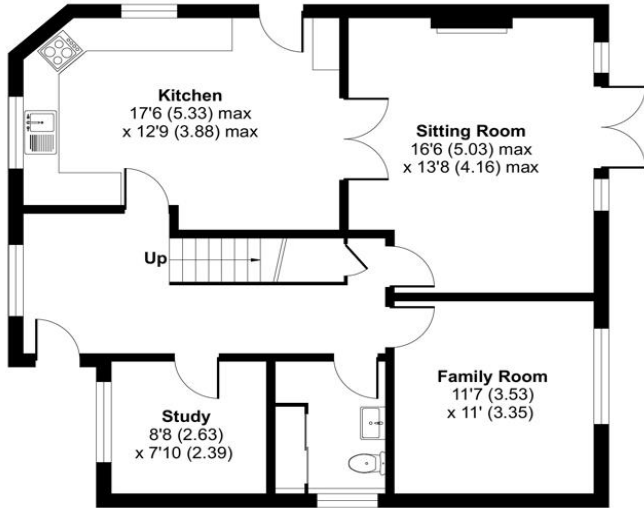


## ACCOMMODATION

Nightingales is one of a pair of impressive modern homes, built in 2012 to a high specification with meticulous attention to layout and design. This property occupies a corner plot in the popular village of Ropley, offering a blend of contemporary living and village charm. Upon entering, you are welcomed by a spacious entrance hall that provides access to all the ground floor accommodation. To the left, a door opens into a modern, well-fitted kitchen with a side door leading outside. Double doors from the kitchen flow into a generous sitting room, which also features double doors that open to the garden. The ground floor further includes a study, a family room, and a cloakroom with space for utilities. Upstairs, the property continues to impress with four bedrooms, all served by a well-appointed family bathroom. Bedrooms 1 and 2 benefit from the convenience of en-suites. A generous rear garden wraps around the property, backing onto fields and offering sweeping, private views. The property also boasts ample off-road parking and a garage, enhancing its practical appeal.



Approximate Area = 1691 sq ft / 157 sq m  
 Garage = 194 sq ft / 18 sq m  
 Total = 1885 sq ft / 175 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         | 94        |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 71                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| 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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1176056



## 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**

- Air source heating system
- Under floor heating
- Corner plot
- Ample off-road parking & garage
- Four double bedrooms
- Stunning rural views
- Built 2012

**LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band F

**ASKING PRICE £750,000**

**TENURE**

Freehold