



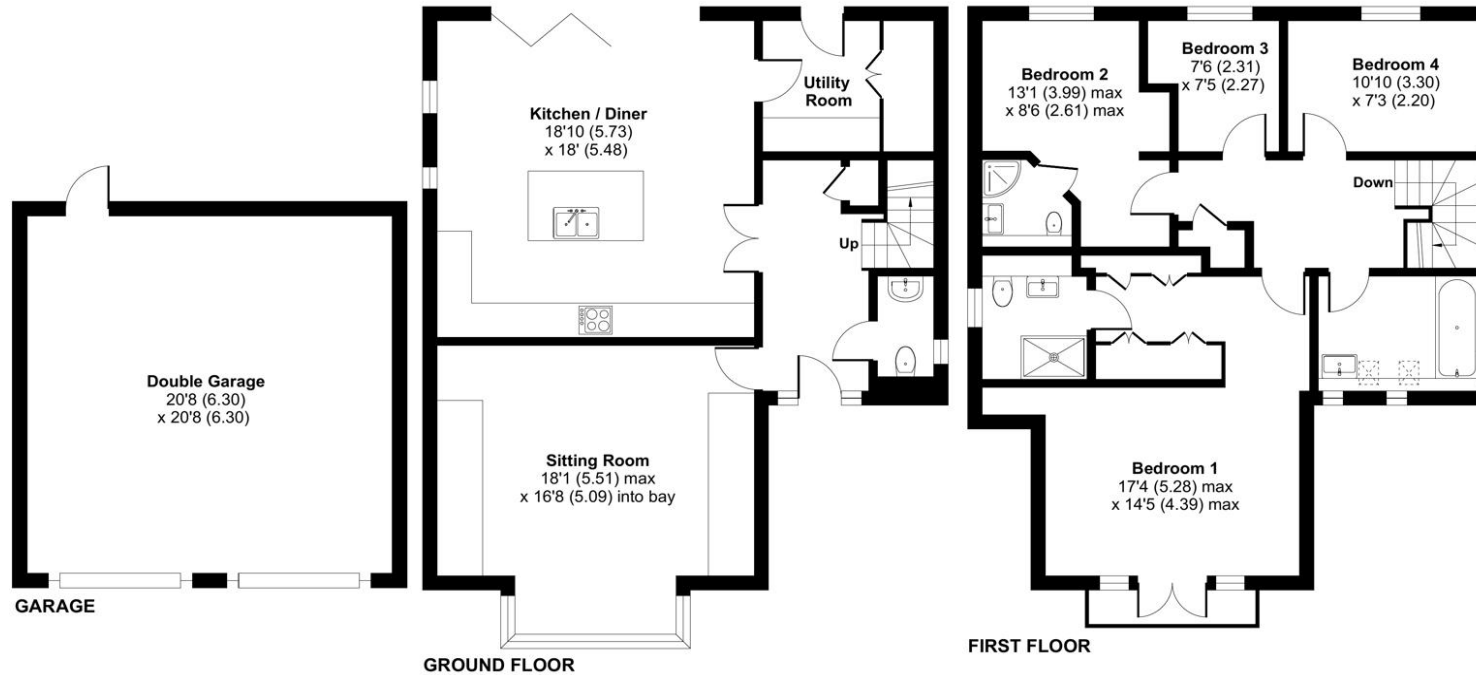


ACCOMMODATION

Unique contemporary family home in a sought after location with far reaching views of the South Downs with no Onward chain. A generous and welcoming entrance hallway opens to the stylish sitting room with a sophisticated wood burner. The stunning large kitchen/dining room is well equipped with a range of wall and base units, a central island and integrated appliances. Bi fold doors provide access to the rear garden. The kitchen is complemented by a separate utility room which serves as a boot room with a sink and back door to the garden. A convenient guest cloakroom completes the ground floor. The first floor comprises of four well-proportioned bedrooms. The principal bedroom enjoys French doors opening to a balcony overlooking the surrounding countryside and built-in wardrobe area. Bedroom two also has the advantage of an en-suite shower room and built in mirrored wardrobe, while the large family bathroom serves the remaining bedrooms. Externally the home has an extensive rear garden, which enjoys a high degree of privacy and two patio terraces. To the front there is a detached double garage with electric up and over garage doors and large driveway parking.



Approximate Area = 1588 sq ft / 147.5 sq m
Garage = 427 sq ft / 39.6 sq m
Total = 2015 sq ft / 187.1 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	79	81
(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.

SITUATION

Ropley is a charming Hampshire village with a thriving, close-knit community at its core. In the heart of the village, you'll find a primary school, a well-stocked and friendly community shop with a post office, a church, and a village hall. The village offers a wealth of activities for all ages, including cricket, tennis, football, choir, and amateur dramatics. For those who love the outdoors, there are plenty of scenic paths and bridleways for walking or cycling. Ropley is also home to the famous Watercress Steam Railway Line, which runs between Alresford and Alton. Less than four miles away is the beautiful Georgian market town of Alresford, offering exceptional schooling for children aged 5 to 16, as well as a variety of independent shops ranging from everyday essentials to designer boutiques. You'll also find a delightful selection of coffee shops, pubs, and restaurants, plus scenic walks along the picturesque River Arle. Golf enthusiasts will appreciate the excellent 18-hole golf course nearby. Conveniently located just off the A31, Ropley offers easy access for those traveling north or south by road. Alton train station is around an 18-minute drive, while Winchester, Basingstoke, and Petersfield are approximately 30 minutes by car. Train journeys to London Waterloo from these stations take about one hour, making Ropley a perfect blend of countryside charm and commuter convenience.



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: 1111226





SPECIFICATION

- Sought after village location
- Modern fixtures and fittings
- Kitchen/dining room
- Separate utility room
- Sitting room with feature wood burner
- Four bedrooms
- Three bathrooms and a guest cloakroom
- Superb rear garden
- Detached double garage and driveway parking
- No onward chain

LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

OFFERS OVER £800,000

TENURE

Freehold

Annual service charge - £1250 which also covers the cost of the septic tank emptying and maintenance.

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.