









## Nutbourne, Gascoigne Lane, Ropley, Alresford, Hampshire, SO24 0BT

*A stunning and impressive bungalow that has been tastefully extended to offer spacious and versatile living accommodation.*



- Spacious Detached Bungalow • 3 Double bedrooms • Open plan kitchen dining room • Handmade Bespoke Kitchen • Utility • 3 Bathrooms • Front and Rear Gardens • Double Garage and Workshop • Ample parking • No onward chain

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## ACCOMMODATION

A stunning and impressive bungalow that has been tastefully extended to offer spacious and versatile living accommodation. The property is ideally situated on a generous half-acre plot in the sought-after village of Ropley. The front door opens into a welcoming entrance hall that provides access to the accommodation. At the end of the hall, you'll find a sizable open-plan kitchen and dining room, beautifully finished with a modern fitted kitchen in a timeless farmhouse style, complete with a range of integrated appliances. The dining area offers ample space for entertaining, with bifolding doors opening out to the rear garden, seamlessly blending indoor and outdoor living. Off the dining area, an opening lead to a cosy sitting room that overlooks the rear garden, perfect for relaxation. Adjacent to the kitchen is a utility room, which connects to a shower room. A side door in the kitchen provides convenient access to the parking area, offering an alternative entry point. The bungalow boasts three double bedrooms, all served by a family shower room. The principal bedroom is a highlight, featuring a dressing room and an ensuite bathroom. Outside, the property benefits from ample off-road driveway parking at the front and side. The generous rear garden is mainly laid to lawn and includes a driveway leading to a double garage and a separate workshop. Beyond the garage lies a charming small orchard, adding to the appeal of this exceptional home.





## SITUATION

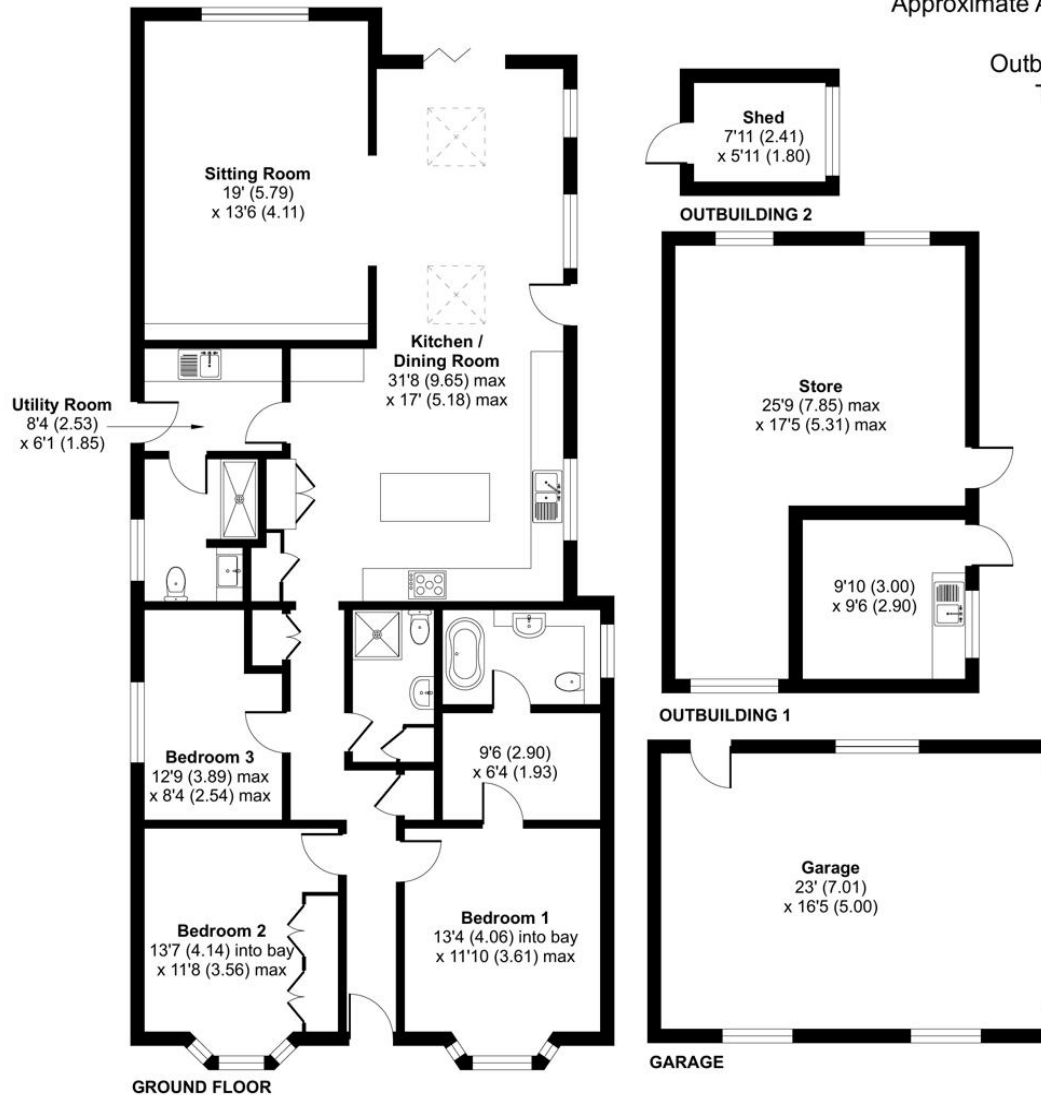
Ropley has an active community and a convenient bus service with immediate local facilities of a village shop, petrol station, post office, primary school, church and village hall. Many recreational facilities are available covering a range of sporting clubs and excellent road networks provide easy access to the neighbouring centres of Alresford and Alton, with Winchester beyond.











Approximate Area = 1554 sq ft / 144.3 sq m  
 Garage = 377 sq ft / 35 sq m  
 Outbuilding = 481 sq ft / 44.6 sq m  
 Total = 2412 sq ft / 223.9 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.





**LOCAL AUTHORITY**

East Hampshire  
Council Tax Band F

**ASKING PRICE £1,050,000**

**TENURE**

Freehold