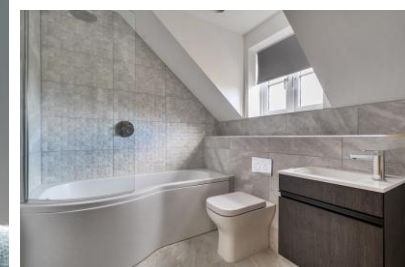




Chequers, Winchester Road, Ropley, Alresford, SO24 0FG

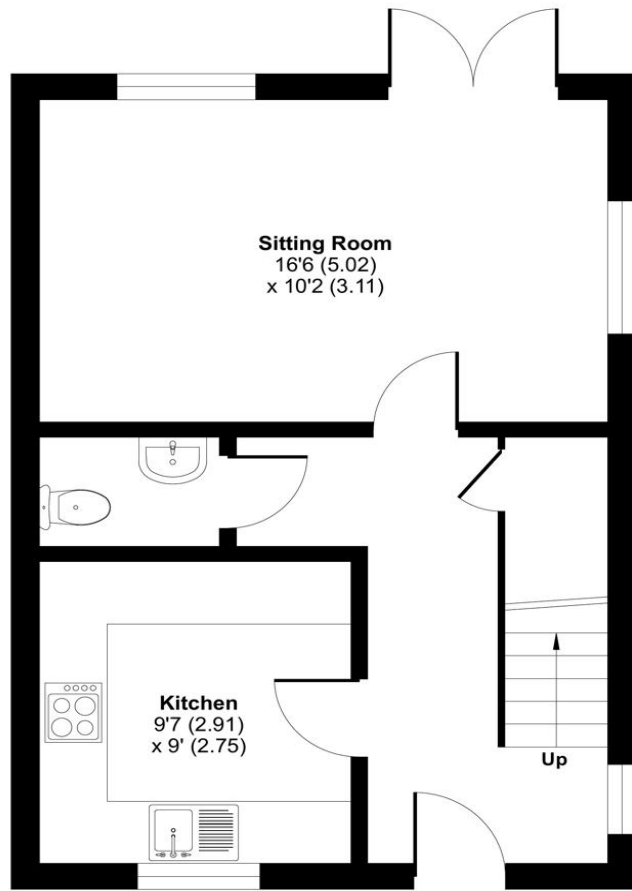


ACCOMMODATION

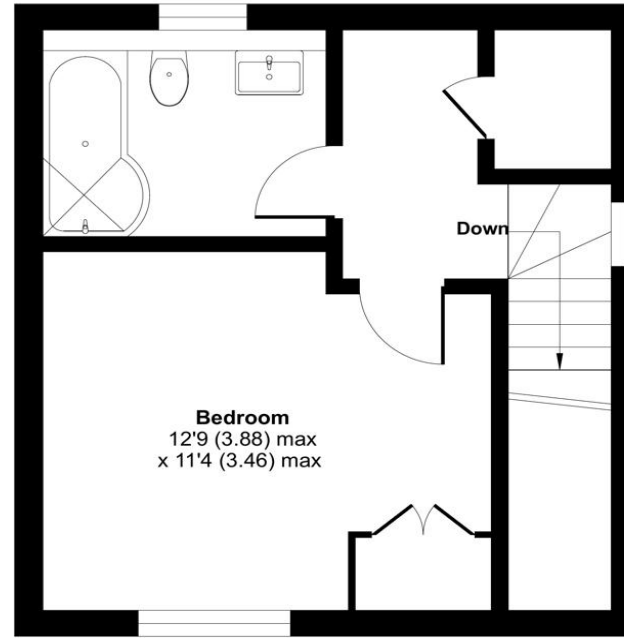
Chequers is a unique development situated against a rural backdrop, punctuated only by the historic steam Watercress Line, and overlooking the South Downs. Perfectly situated between the market towns of Alresford and Alton (mainline station to London Waterloo), and on major bus routes, this location is ideally suited to families and commuters alike. For those with a penchant for the outdoors, a network of footpaths, byways and bridleways criss-cross this sprawling patchwork of Hampshire countryside. Plot 7 is a charming end-terrace house with one bedroom and parking. The fully fitted kitchen by Tailor Made Kitchens includes Neff appliances, integrated fridge/freezer, dishwasher, washer/dryer, oven and hob. The sitting room has French doors to the rear garden and there is the further benefit of a downstairs cloakroom. The principal bedroom served by a modern bathroom with a thermostatically controlled shower, chrome taps and heated towel rail and feature Porcelanosa tiles. Externally there are landscaped/turfed front and rear gardens with terrace, external lights to front and rear, together with additional visitors parking spaces. The home benefits from a high efficiency air source heat pump and low CO₂ emissions.

Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		112
(81-91)	B	86	
(69-80)	C		
(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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1262229



SITUATION

Ropley has an active community and a 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. There are mainline stations at Winchester and Petersfield, and good access to the M3 and A3 both of which offer direct routes to London. Southampton International Airport is approximately 20 miles away and offers flights to various European destinations. The property is well positioned to take advantage of its rural location with an attractive outlook and access to the area's extensive network of footpaths and walks and the Southdowns National Park.



SPECIFICATION

- One bedroom end of terrace house
- 10 year structural Advantage build Warranty
- Energy efficient heating and insulation
- Fully fitted kitchen by Tailor Made Kitchens
- Downstairs cloakroom and a bathroom with feature Porcelanosa tiles
- Sitting room with French doors
- Landscaped/turfed front and rear gardens with terrace

LOCAL AUTHORITY

East Hampshire District
Council Tax Band C

ASKING PRICE £299,000

TENURE

Freehold

Estate Management Charge- £900 per year
which covers the septic tank emptying and
maintenance