



At home in Ropley

Yew Tree Cottage, Hammonds Lane

ROPLEY, ALRESFORD, HAMPSHIRE, SO24 0DZ

Asking Price £799,950

- Detached Single Storey Dwelling
- Located Close to the Village Centre
- Views over a Neighbouring Field
- Double Garage and Ample Driveway Parking
- Plenty of Versatile Accommodation
- Opportunity to Extend Further (Subject to Planning)

A detached single storey, character dwelling located close to the village centre. Set on a secluded plot, with a double garage, generous parking and views over a neighbouring field, the accommodation includes two-three reception rooms, three bedrooms, two bathrooms and a sizeable kitchen/dining room.

The property is approached via a 5-bar gate with a gravel drive leading up to a parking area and a double garage, with light and power. The front door opens to a reception hall, which has wooden flooring and a walk-in cupboard. A door opens to the sizeable sitting room, which features a wood-burning stove, wooden flooring, French doors to the garden and a door to a study/fourth bedroom.

At the end of the hall is the spacious kitchen/dining room, which is equipped with fitted kitchen units, granite worktops, a matching island unit with breakfast bar. There is a range cooker with 5-ring gas hob, an integrated dishwasher, washing machine and drier, which are included in the sale.

The light and airy principal bedroom has a walk-in wardrobe and an en-suite shower room. There is a further double bedroom, a single bedroom and a family bathroom. French doors from the kitchen open to a delightful, paved





courtyard garden, which has views over a field. The southerly-facing garden enjoys a high degree of privacy and seclusion, and is mainly laid to lawn with a paved terrace, flower/shrub borders, and a number of small fruit trees and shrubs.

Ropley is a popular village, where newcomers will be readily welcomed by the community and there is plenty of opportunity to join in with the multitude of local clubs and events should you wish to. It is a quiet village, but has easy access to the A31 and A32 which allow access to London, Winchester and the Midlands. Mainline rail access to London is from Petersfield and Alton. There is a good primary school in the village with a secondary school in nearby Alresford and sixth form education available in both Winchester and Alton. Excellent private education is available in Petersfield and Winchester.

SERVICES

Mains water and electricity. Oil-fired central heating. Private drainage system.

LOCAL AUTHORITY INFORMATION

East Hampshire District Council
Council Tax Band: F

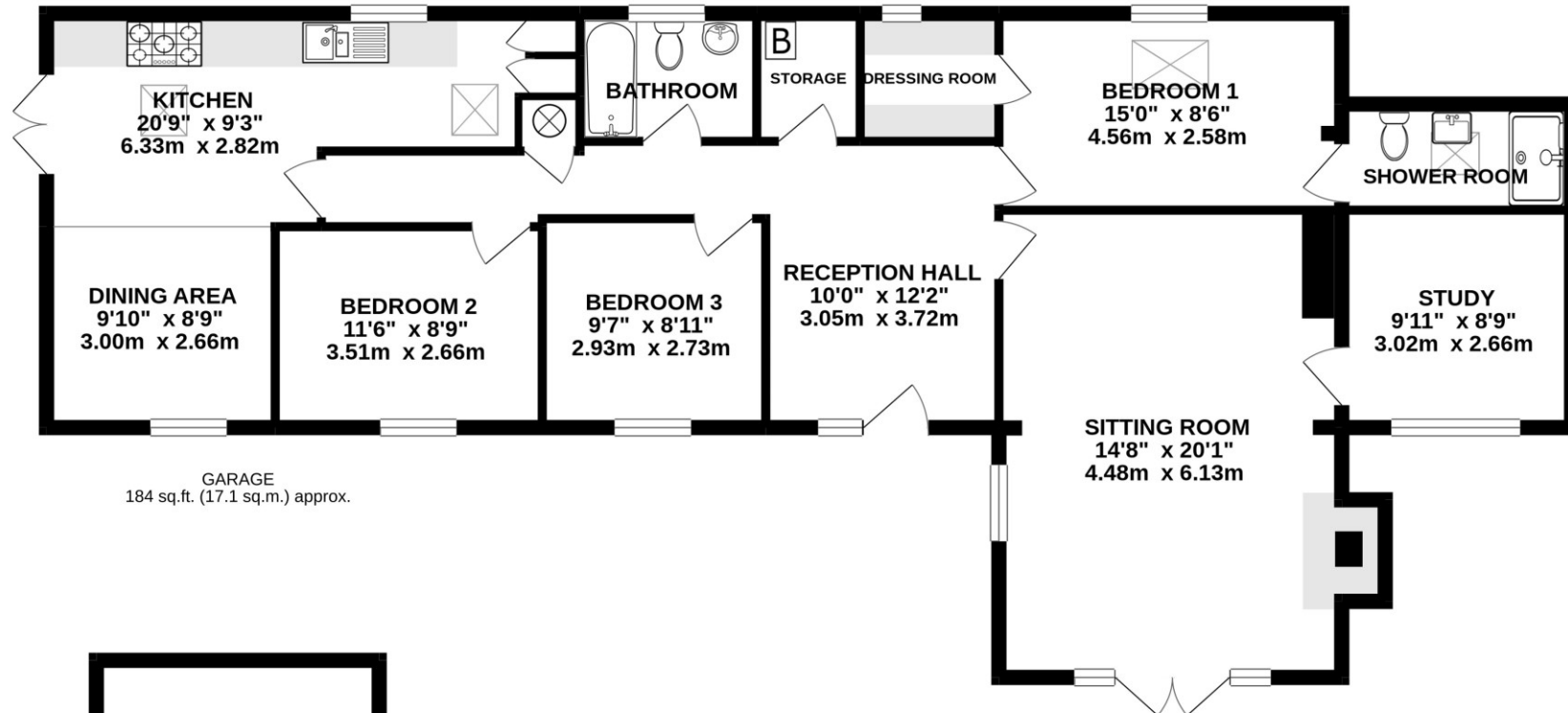
DIRECTIONS

From the Shell garage on the A31, turn right onto the Petersfield Road. After nearly a mile, turn left onto Maddocks Hill. At the end, turn right onto Vicarage Lane. Pass the cricket ground and village hall on the left, then turn right into Hammond's Lane (before reaching the school). Yew Tree Cottage will be found after a short distance on the right hand side.

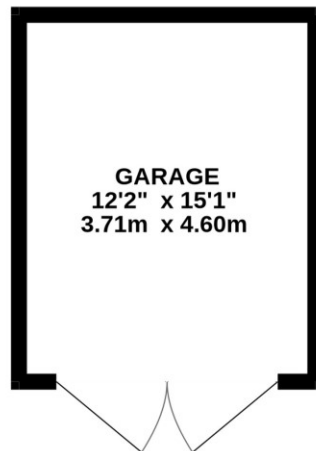




GROUND FLOOR
1289 sq.ft. (119.8 sq.m.) approx.



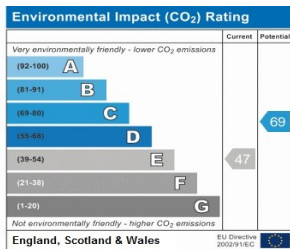
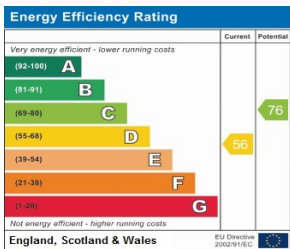
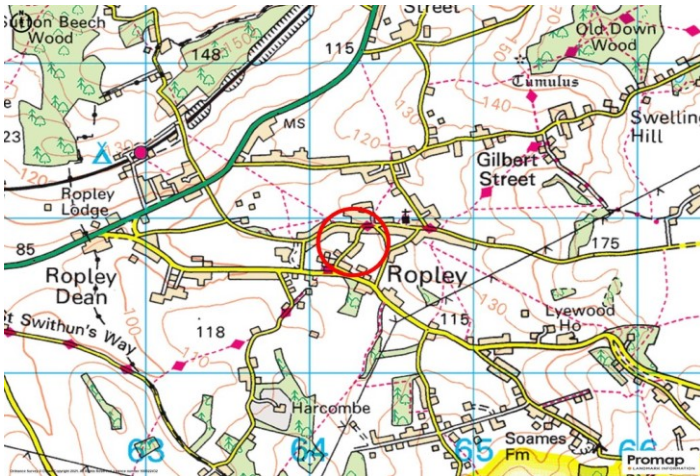
GARAGE
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.