



At home in Ropley

Fairholme, Petersfield Road

ROPLEY, ALRESFORD, HAMPSHIRE, SO24 0EJ

Asking Price £1,375,000

- Well-Appointed Bungalow in Village Location
- Secluded Plot of 0.93 Acre with Countryside Views
- Large Open-Plan Kitchen and Sitting Room
- Vaulted Ceilings and Bi-Fold Doors to Garden
- Five Double Bedrooms and Five En-Suites
- Generous Parking, Double Garage and Car Port
- Potential to create an Annexe

A well-appointed five bedroom bungalow offering over 3,100 sq ft of internal space, with the highlight being a fabulous open-plan sitting room and kitchen, with vaulted ceilings and bi-fold doors to the garden. The property sits on a secluded plot of 0.93 acre with a generous amount of driveway parking, a double carport and garage. The bungalow has been substantially extended and remodelled, with high ceilings and a well-designed layout, to create a substantial home to suit modern family lifestyles. There is potential to create an annexe from the existing accommodation.

The property is approached via double wooden gates and a long driveway, which leads to a large parking area and a timber-built double carport and attached garage. The bungalow sits centrally on a large garden plot, with views over adjoining fields.

The front door is protected by a timber porch, with the front door opening to a lobby and then into the entrance hall. Double doors open to the substantial extension, which





offers a huge amount of open-plan living space with underfloor heating. At one end is the kitchen, which has fitted units, worktops and integrated appliances.

The remaining space is very versatile, with engineered oak flooring and twin sets of bi-fold doors completing the look. Further living space comprises a dining room, family room and a conservatory. In addition, there is a cloakroom and utility room.

There are five double bedrooms, each of which has the benefit of having its own en-suite shower room or bathroom, which have been tastefully tiled and come with quality bathroom suites.

Ropley is a sought after 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.



SERVICES

Mains water and electricity connected. Oil-fired central heating and air source heat pump for the extension. Underfloor heating in the kitchen and living room area. Private drainage system.

LOCAL AUTHORITY INFORMATION

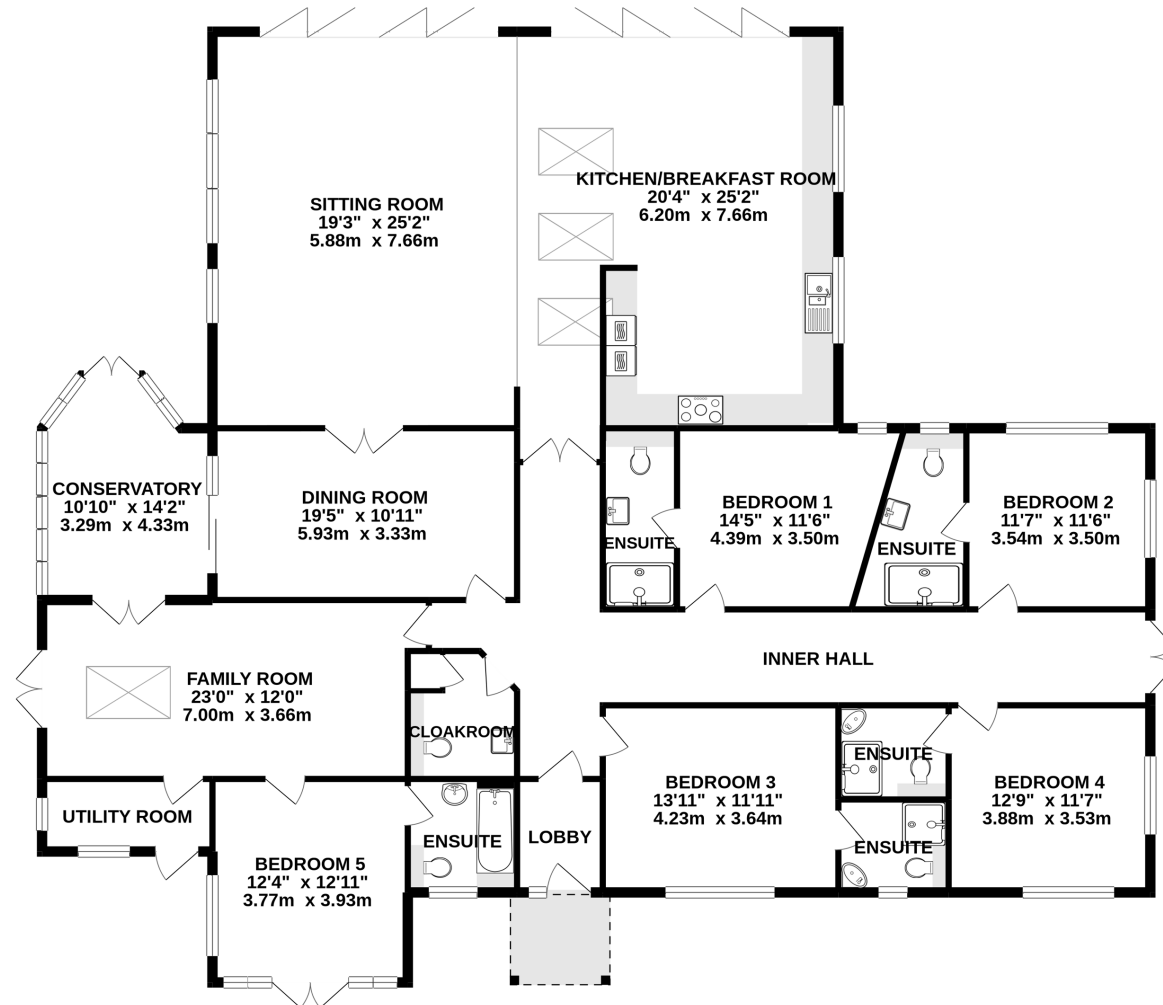
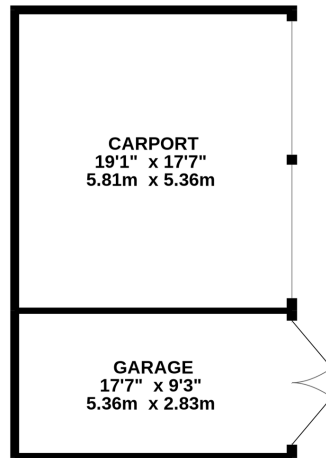
East Hampshire District Council
Council Tax Band: F



GROUND FLOOR
3117 sq.ft. (289.6 sq.m.) approx.



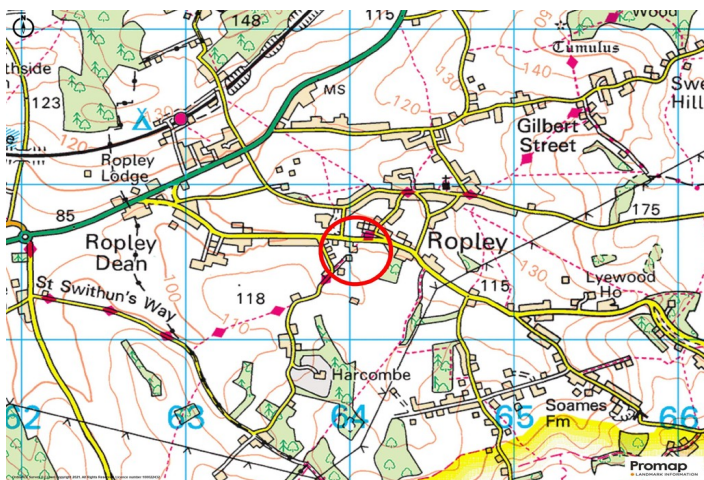
GARAGING
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 3615 sq.ft. (335.8 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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From Alresford, proceed out of the town going through Bishops Sutton. At the roundabout with the A31 turn left, signposted to Alton and Four Marks. After passing the Shell petrol station, turn right by the Thai Lounge into Petersfield Road. Continue along and, after passing Park Lane on your right, Fairholme will be found on the right

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-65) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	CO ₂ Emissions Range	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	52-60		65
E	39-54		
F	21-38	57	
G	1-20		

Not environmentally friendly - higher CO₂ emissions

England, Scotland & Wales

EU Directive 2018/956

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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.

