

Hellards



At home in Ropley

Ropelia Cottage, North Street

ROPLEY, ALRESFORD, HAMPSHIRE, SO24 0DF

Asking Price £750,000

- Charming Grade II Listed Cottage
- Good Ceiling Heights and Character Features
- Plenty of Versatile Accommodation
- Overall Plot of Around 1/3 of an Acre
- Secluded South-Easterly Facing Garden
- No Onward Chain

A delightful Grade II listed cottage dating from the 17th century, with good ceiling heights and many original features including exposed beams. The cottage offers plenty of versatile accommodation and sits on a plot of around 1/3 of an acre, with a secluded, south-easterly facing garden, which is mainly laid to lawn with a paved seating terrace, summer house and views over the fields behind.

The property is approached from the road via a driveway, which leads to a parking area. A path to the side of the house leads around to a covered timber porch, with the wooden front door opening to the entrance hall, which features natural slate flooring and stairs to the first floor. To the right is the large sitting room, where there is a wood-burning stove, beamed ceiling and a hatch with steps down to the useful cellar, which is tanked. To the left of the entrance hall is the cosy dining room, which has wooden flooring and a beamed ceiling. A door opens to the kitchen, which has quarry tiled flooring, kitchen units and drawers, with tiled worktops. There are twin Bosch eye level ovens, a Miele halogen hob, and an integrated Siemens dishwasher.





Off the kitchen, there is a utility room with quarry tiled flooring, a door to the garden, tiled worktops, spaces for appliances, fitted storage cupboards and a cloakroom with a WC. Beyond the main sitting room is a further sitting/family room with French doors to the garden, a bathroom with a white suite comprising a bath, wash hand basin with storage below, a WC and understairs storage. Stairs lead up to a large first floor bedroom, which has a built-in wardrobe and access to the loft via a hatch.

From the entrance hall stairs lead up to the first floor landing, where there is an airing cupboard housing the hot water tank, a linen cupboard and a hatch allowing access to the loft. The principal bedroom has double aspect windows and twin walk-in wardrobes, which are accessible by going under a low beam. The second bedroom has a built-in wardrobe and wash hand basin with storage below. The smaller third bedroom has a window to the front. The bathroom features a white suite comprising a free-standing bath, pedestal wash hand basin and WC.

SERVICES

Mains gas, electricity and water connected. Private septic tank drainage system.



LOCAL AUTHORITY INFORMATION

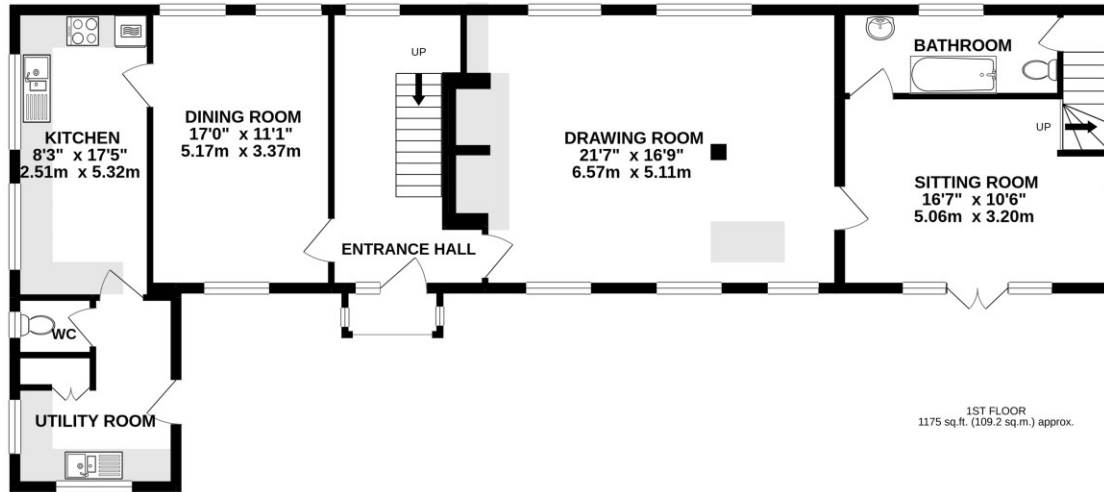
East Hampshire District Council
Council Tax Band: G

DIRECTIONS

From the centre of Alresford proceed along East Street and through Bishops Sutton. At the roundabout with the A31, take the 1st exit and proceed in the direction of Alton. After approximately 2 miles, look out for Bowers Grove Lane on the left. Ropelia Cottage will be found on the right after a short distance: if you reach the dual carriageway you have gone too far.

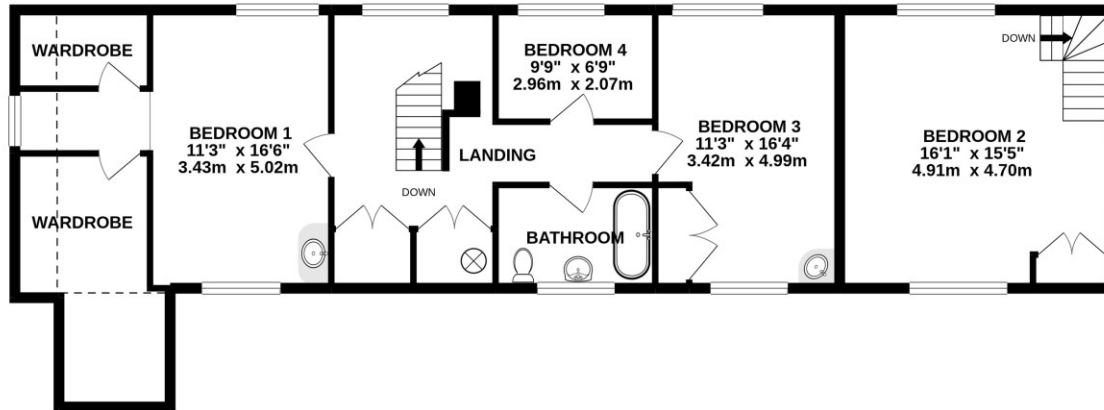
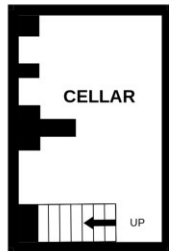


GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.



1ST FLOOR
1175 sq.ft. (109.2 sq.m.) approx.

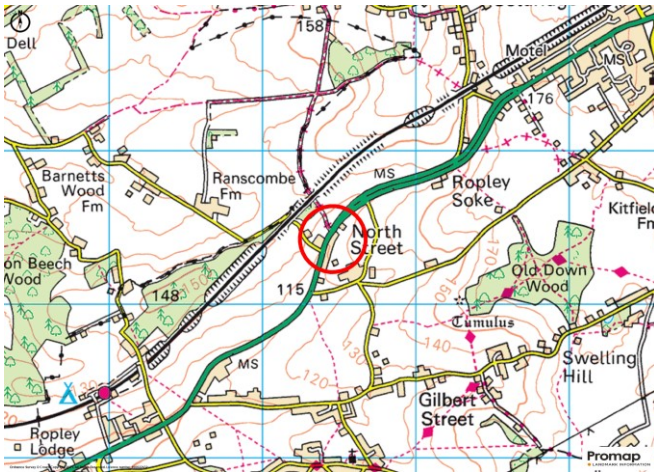
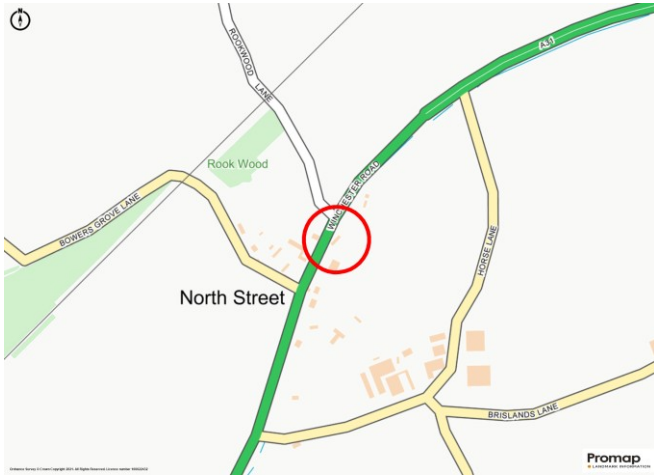
BASEMENT LEVEL
124 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA : 2552 sq.ft. (237.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

