

Hellards



At home in Ropley

Park Place, Park Lane,

ROPLEY, ALRESFORD, SO24 0EH

Guide Price £1,075,000

- Character Victorian House
- Secluded Plot of 1 3/4 Acres
- Delightful Edge of Village Setting
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- Double Garage and Good Driveway Parking
- No Onward Chain

An immaculately presented Victorian house set on a beautiful 1¾ acre plot on the edge of Ropley, within easy reach of Alresford and Winchester. The property has been extended on the ground floor and provides plenty of versatile living space. The house is surrounded by hedging and trees, with views over the garden and paddock, and enjoys a high degree of privacy and seclusion. It is offered for sale with the benefit of no onward chain.

The property is approached from Park Lane via an electric five bar gate. A gravel driveway sweeps around to the house along an avenue of trees, to a parking area and a timber double garage. The internal accommodation comprises a beautiful fitted kitchen with a larder cupboard and matching island unit, opening to the dining room, from where French doors open to the garden. The generously proportioned drawing room has sliding doors to the garden. To complete the ground floor accommodation, there is a further sitting room and a study, as well as the principal bedroom and a bath/shower room.





Upstairs on the first floor, there are two good size bedrooms, a shower room and loft access hatch. The house is surrounded by a level, lawned garden, which is dotted by trees. To one side is a stable block, with a fenced area. The driveway is separated from the garden by post-and-rail fencing. Attached to the rear of the house is a sizeable greenhouse. The overall plot has an area of 1 ¼ acres.

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. The A31 and A32 allow access to London, Winchester and the Midlands. Mainline rail access to London is from Petersfield, Alton and Winchester. Ropley is just ten minutes' drive from the popular Georgian market town of Alresford, with its wide range of boutique shops, restaurants and public houses. There is a good primary school in the village with Perins secondary school in Alresford and sixth form education available in both Winchester and Alton. Excellent private education is available including Pilgrim's, Twyford and Prince's Mead and St Swithun's School for girls in Winchester, Alton School and Bedales School and Churchers in Petersfield.



SERVICES

Mains water and electricity are connected. Electric economy seven heating. A replacement septic tank drainage system has recently been installed.

LOCAL AUTHORITY INFORMATION

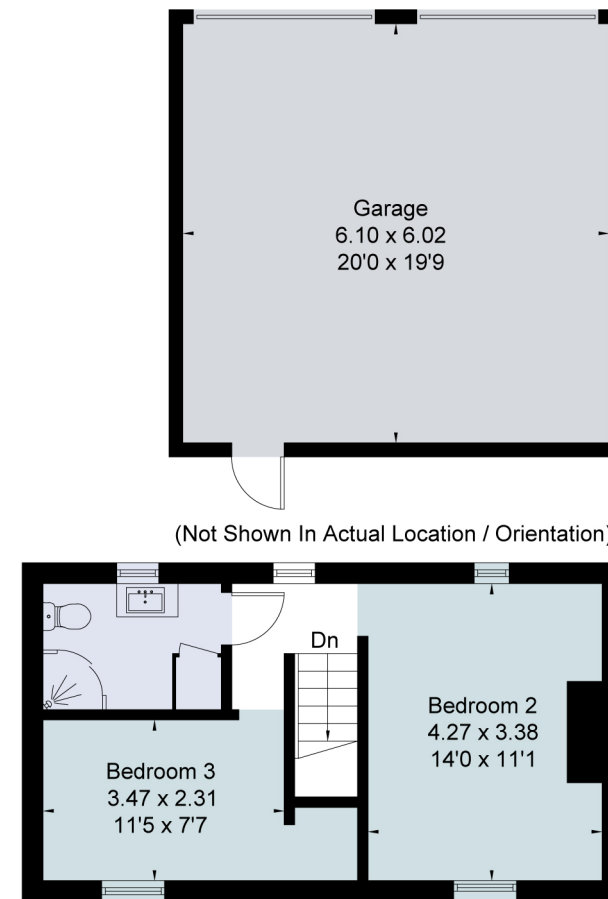
East Hampshire District Council
Council Tax Band: E



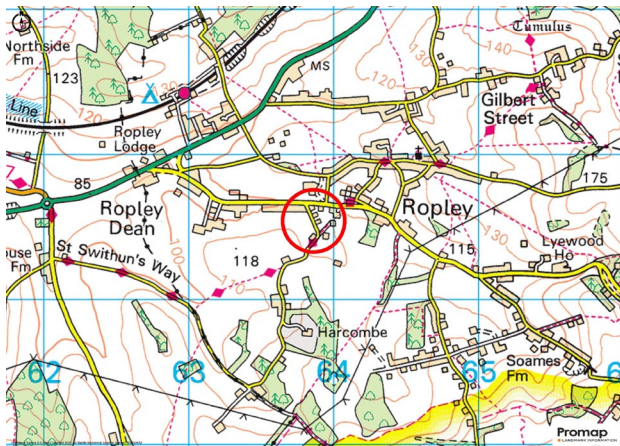
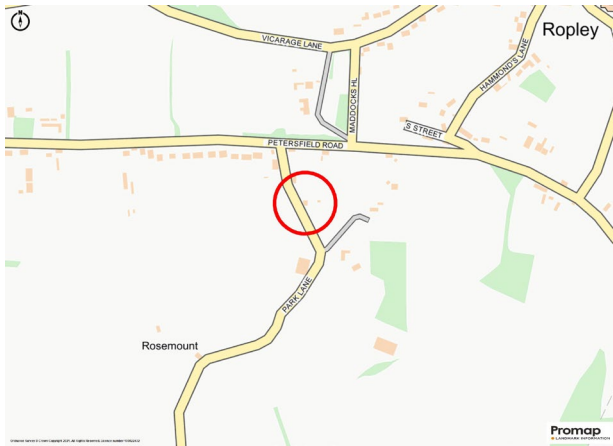
Approximate Area = 155.2 sq m / 1670 sq ft
 Garage = 36.6 sq m / 394 sq ft
 Green House = 17.4 sq m / 187 sq ft
 Total = 209.2 sq m / 2251 sq ft
 Including Limited Use Area (3.9 sq m / 42 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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DIRECTIONS

Proceed out of Alresford along East Street. Follow the road going through the village of Bishops Sutton and, at the roundabout, take the first exit onto the A31 following signs to Alton and Four Marks. After the Shell petrol station turn right into Petersfield Road. After approx. 0.7 miles, turn right into Park Lane. Park Place will be found after a short distance on the left hand side.

What3words///clouds.hidden.interview

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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.

