

  
Hellards



*At home in Ropley*

# 4 Church Cottages,

ROPLEY, HAMPSHIRE, SO24 0DT

## Guide Price £400,000

- Sought after village location
- Charming period property
- Two bedrooms and two reception rooms
- Open fire and log burner
- Enclosed rear garden
- No onward chain

This characterful cottage enjoys prime position in the heart of the village opposite St Peters Church and conveniently next to the village shop. The property is well presented and has recently been decorated throughout. The property is accessed via a storm porch leading into the house and once inside there is a sitting room, complete with log burner and a doorway taking you through to the dining room, also benefiting from having a slightly smaller log burner. From the dining room there is a staircase leading to the first floor accommodation with storage cupboard underneath, and a doorway into the kitchen. The well presented fitted kitchen offers a variety of base and eye level shaker style units with space for a washing machine and fridge freezer. There is also a door giving access to the enclosed rear garden.

The first floor accommodation is equally well presented and consists of a spacious principle bedroom to the front of the property, smaller single bedroom to the rear and family bathroom. The property also benefits from a versatile room in the roof, that is accessed via a loft ladder from the landing.





Outside, the property has a courtyard garden to the front and an attractive enclosed south facing rear garden, with two patio areas, allowing for a good amount of privacy.

The property is offered with vacant possession and no onward chain.

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**

The property benefits from Mains electric, mains water, electric heating and wood burning stove and Private drainage.

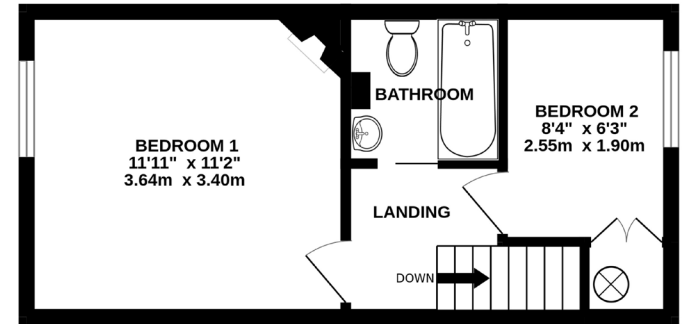
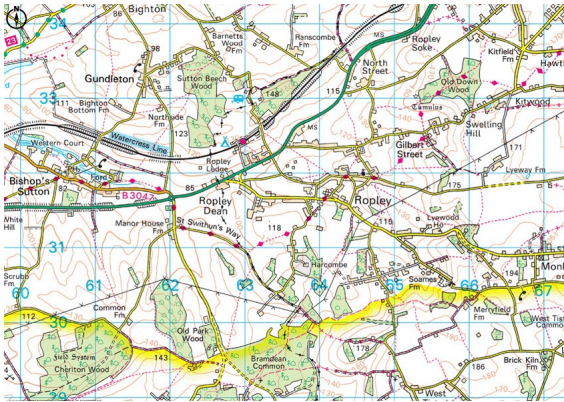
### **LOCAL AUTHORITY INFORMATION**

East Hampshire District Council  
Council Tax Band: C

### **DIRECTIONS**

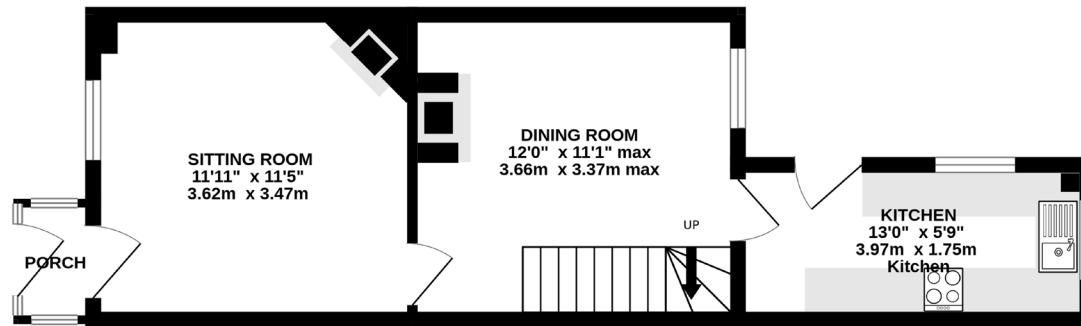
From the roundabout on the A31 Alresford bypass: Proceed along the A31 for about 1 mile. Turn right into Berry Hill, signposted Village Centre. Follow this lane up the hill and into the village. Proceed ahead going past the school, the Church will be on the left hand side and Church Cottages are located opposite.





1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.

GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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		105
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	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.

