



*At home in Ropley*

# Eglantine House, Church Lane

ROPLEY, ALRESFORD, HAMPSHIRE, SO24 0EA

**Guide Price £2,250,000**

- Stunning Family Home Constructed in 2009
- Approx 5,300 Square Feet of Versatile Living Space
- Easy Flow to the Layout with Generous Room Sizes
- Secluded Setting with Beautiful Countryside Views
- Driveway Parking, Double Garage with Annexe
- No Forward Chain

Set on a fabulous plot with far-reaching countryside views, this stunning family home offers in the region of 5,300 sq ft of versatile living and entertaining space, with effortless, contemporary styling throughout.

Constructed to an exacting standard in 2009, Eglantine House features a double height entrance hall, limestone and oak flooring with underfloor heating, vaulted ceilings, and glorious views of the garden from the house and first floor balcony. The house is approached via a gated driveway to a parking area, which is large enough for a number of cars, and a double garage with an annexe above. The house sits on a plot of 1.8 acres, and enjoys a good level of privacy and seclusion, and a beautiful south-west facing garden, with far-reaching countryside views beyond. The front door opens to the spectacular entrance hall, from where a curved staircase sweeps up to the first floor. Bifold doors open to the garden, which can be appreciated from all the rooms at the rear of the house.





The focal point of the ground floor is the sizeable kitchen, with ample space for dining and family space, with bifold doors opening to the garden. Bespoke kitchen units and a curved island put their stamp on this sizeable, open-plan living space, which is effectively the heart of the home. The large sitting room has oak flooring, a gas-fired burner and bifold doors to the garden. A fully glazed double height atrium serves as a family room/snug, and could be combined with the adjoining double bedroom and en-suite to create an annexe. Additional ground floor rooms include a study, utility and cloakroom.

At the top of the circular stairs is a broad landing, with a void over the hall. Bifold doors open to a covered balcony with glass balustrades, from where there is an amazing view of the garden and countryside beyond. The principal bedroom suite has a vaulted ceiling and Juliet balcony, with views. A passage, with his and her walk-in wardrobes, leads through to a beautiful en-suite bathroom. A walkway through the atrium leads to bedroom 2, which has an en-suite bathroom. Bedrooms 3 and 4 are both double rooms, with an adjoining modern bathroom.

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**

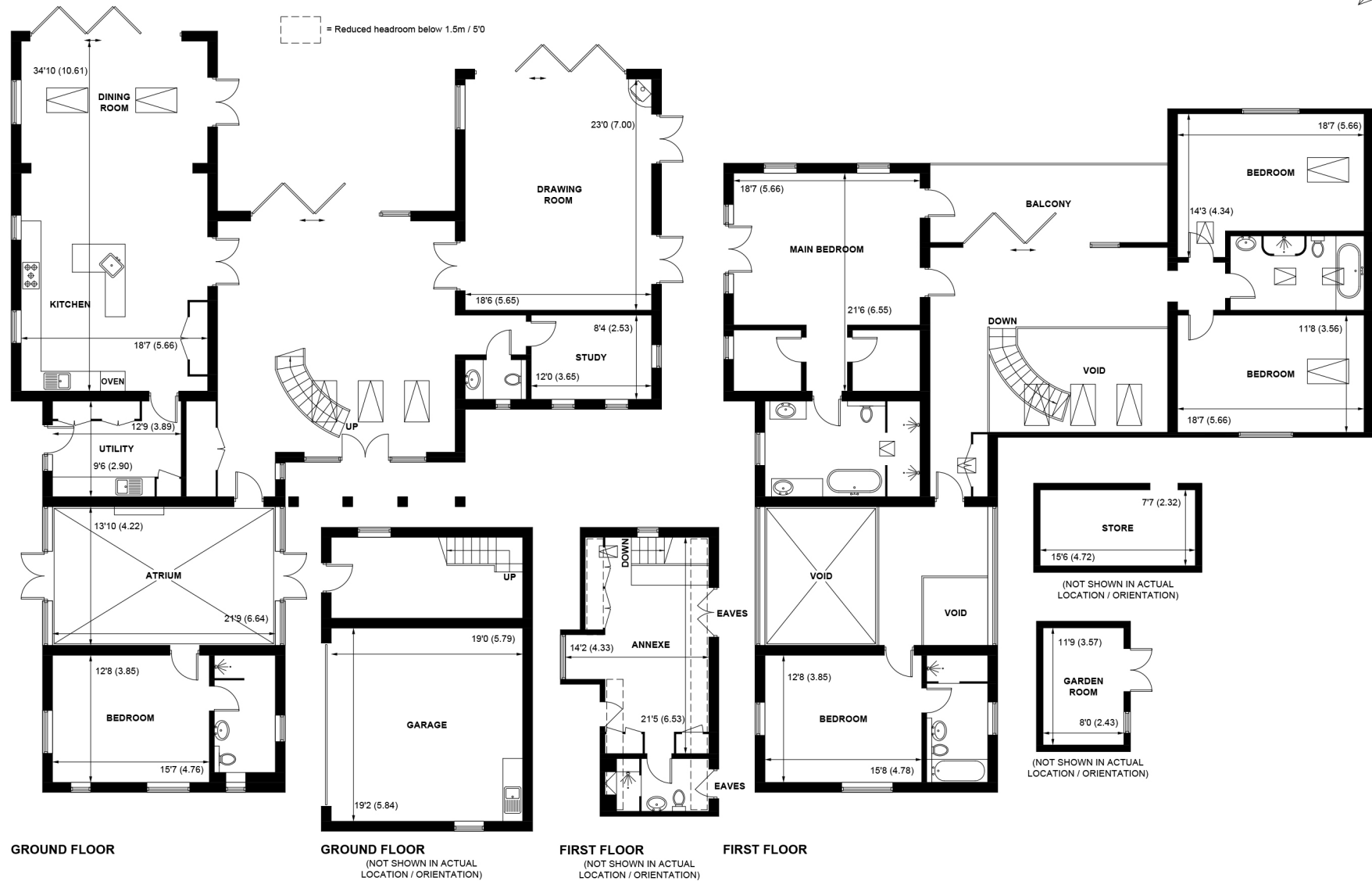
Electric heating via a ground source heat pump. Mains water and private drainage.

### **LOCAL AUTHORITY INFORMATION**

East Hampshire District Council  
Council Tax Band: H







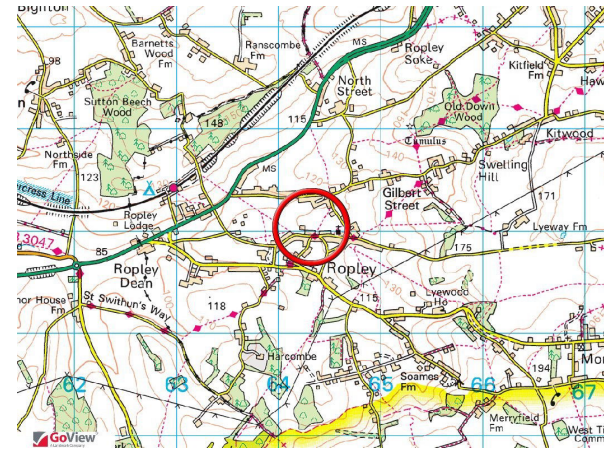
**APPROXIMATE GROSS INTERNAL AREA = 4975 SQ FT / 462.2 SQ M**

**OUTBUILDING = 1052 SQ FT / 97.7 SQ M**

**TOTAL = 6027 SQ FT / 559.9 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©**

**Produced for Hellards**



## DIRECTIONS

From the roundabout on the A31, Alresford bypass: Proceed along the A31 for a short distance. After the Shell garage, turn right into Petersfield Road and follow the road for over a mile. Turn left into Church Lane, bearing right at the fork. After 200m, Eglantine House will be found on the right hand side.

What3words location ref: [///hobbies.galaxy.workloads](https://www.what3words.com/#!/hobbies.galaxy.workloads)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

