


Hellards



At home in Ropley

The Firs, Petersfield Road

ROPLEY, HAMPSHIRE, SO24 0EF

Guide Price £675,000

- Driveway Parking and Garage
- Delightful Garden with Countryside Views
- Spacious Sitting Room with Fireplace
- Open-Plan Kitchen/Dining Room
- Well-Maintained and Presented Throughout
- Detached Three Bedroom Bungalow

An immaculately presented and well maintained detached bungalow set on a secluded plot on the edge of Ropley, with driveway parking, a garage and lovely countryside views.

The bungalow is approached from the driveway, with the front door opening to a welcoming entrance hall, with two coats/storage cupboards. To the right is the spacious sitting room, which features a fireplace with a stove, parquet flooring and a picture window with far-reaching views. Double doors open to the open-plan kitchen/dining room, the Kitchen is fully fitted with integrated under counter appliances, two fridges, a freezer, dishwasher and washing machine and an AEG double oven and AEG integrated large induction hob which have been combined to create a wonderfully versatile space for family living and entertaining. The kitchen includes a breakfast bar and integrated appliances, and has a door to the rear garden.

The principal bedroom features a range of fitted wardrobes and storage, with views over fields. There are two further double bedrooms. There are two shower rooms, both having a white suite.





Outside, a gate leads from the driveway into the lawned front garden, which enjoys views over the fields to the front. The garden wraps around the side of the bungalow to a raised decked seating area, and on to a vegetable garden, where there are two sheds and a greenhouse. There is a garage attached to the side of the property, with an up-and-over door and electric car charging point. One of the sheds also has an electric supply and the current owners have their tumble dryer housed here.

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

We understand that mains water and electricity are connected, oil fired central heating and Private drainage.

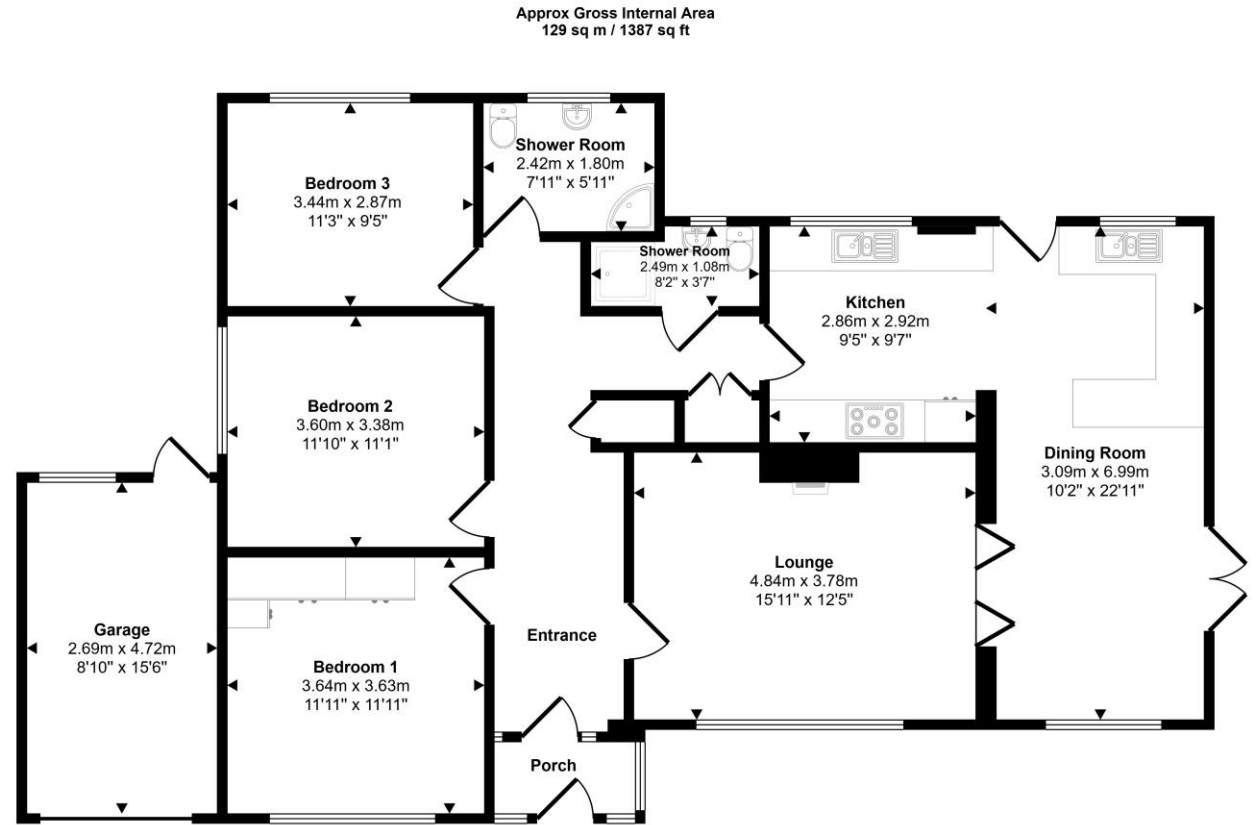
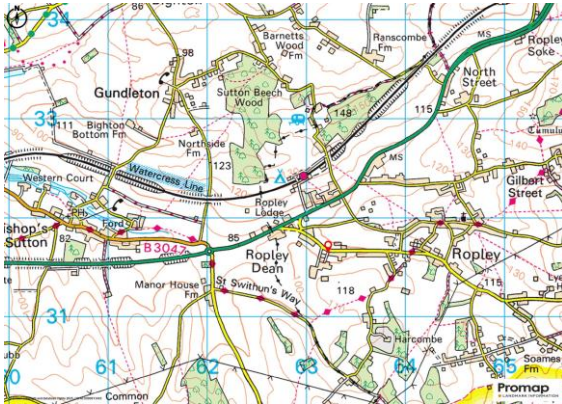
LOCAL AUTHORITY INFORMATION

East Hampshire District Council
Council Tax Band: E

DIRECTIONS

From the centre of Alresford, proceed out of the town 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. Turn right after the petrol station into Petersfield Road. After 500m, The Firs will be found on the right hand side.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(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.

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