


Hellards



At home in Ropley

Clifton House, Winchester Road

ROPLEY, HAMPSHIRE, SO24 OBS

Guide Price £675,000

- Detached House on 1/4 Acre Plot
- 4 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Attractive, Mature Garden
- Double Garage and Driveway Parking
- No Onward Chain

A spacious 1,700 sq ft house, with four double bedrooms, two bathrooms and three reception rooms, allowing plenty of versatile space for entertaining and family living. Clifton House is set on a 1/4 acre plot, with a double garage, driveway parking and an attractive southerly-facing garden. No onward chain.

The house is approached via a service road, with a gate allowing access to the driveway and a detached double garage. An enclosed porch at the front of the house leads into the large entrance hall, with a cloakroom and stairs to the first floor. To the right is the sizeable sitting room, with a feature fireplace and double doors opening up to the dining room. Sliding doors open to the garden.

The kitchen features a range of units and drawers, with worktops above and a door to the garden. A door leads to the utility room, with a range of units, a sink and boiler. Off the hall is the study/family room.

Upstairs, on the landing is a hatch allowing access to the loft. The main bedroom includes built-in wardrobes and an en-suite bathroom. There is a family bathroom with separate bath and shower, and three further double bedrooms, two of which with built-in wardrobes.





Outside, the house is set back from the road, with the front garden mainly given over to parking and the double garage, which has an up-and-over door and overhead storage.

There is access to the side of the house, which leads through to the attractive rear garden. A paved terrace adjoins the rear of the house. Some steps lead up to the garden, which is mainly laid to lawn, with a pond and flower/shrub borders.

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 central heating and private drainage.

LOCAL AUTHORITY INFORMATION

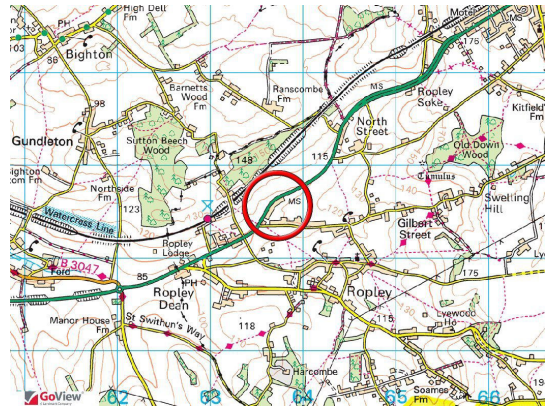
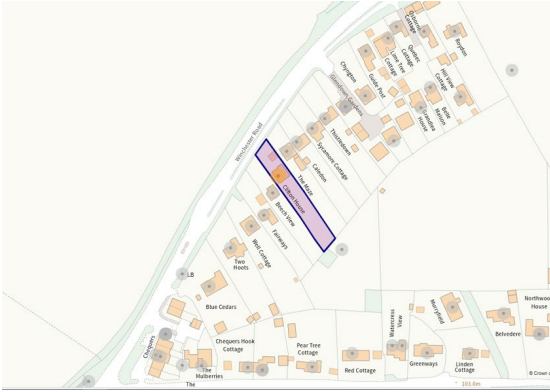
East Hants District Council
Council Tax Band: G

DIRECTIONS

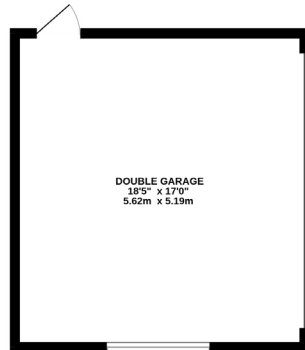
From Alresford: go along East Street and proceed out of the town. Continue along this road through Bishops Sutton. At the roundabout, take the first exit towards Alton. Follow the A31 for about 1.25 miles, going through the village of Ropley. Continue past Gascoigne lane on your right and after the central 'island', turn right into the slip road (which runs parallel to the main road). The drive to Clifton House will be found on the right hand side after a short distance.

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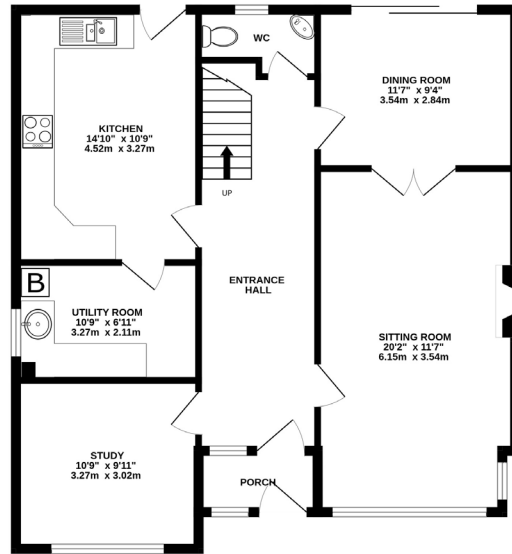


GARAGE
314 sq.ft. (29.1 sq.m.) approx.

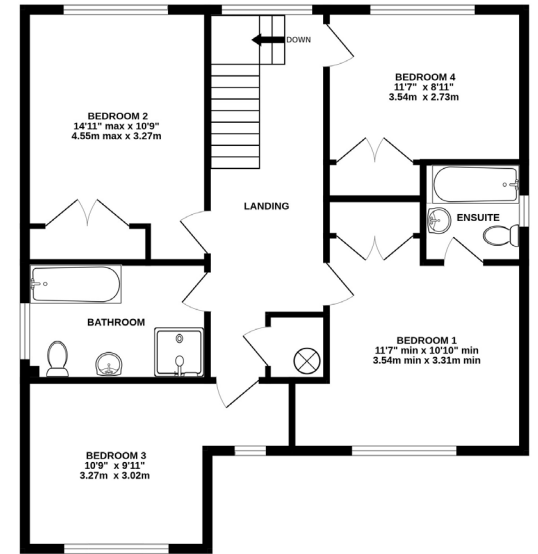


DOUBLE GARAGE
18'5" x 17'0"
5.62m x 5.19m

GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 2017 sq.ft. (187.4 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 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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.

