Knight Frank

Ropley House

Ropley, Hampshire

Ropley House

Near Alresford, Hampshire

A classic Georgian family house set in an elevated position.

Alresford 3.5 miles, Alton 8 miles (London Waterloo from 70 minutes),
Winchester 10.5 miles (London Waterloo from 62 minutes), Petersfield 10.8 miles,
A3 12 miles, M3 14 miles, London 57.7 miles (All distances and times are approximate)

Accommodation Summary

Ground Floor: Entrance/Reception Hall | Drawing Room | Dining Room | Library | Kitchen/Breakfast Room with Larder | Utility Room | Boot Room | Study/Playroom | Two Cloakrooms | Wine Cellar | Boiler Room

First Floor: Principal Bedroom with adjoining Dressing Room and Bathroom
Guest Double Bedroom with adjoining Bathroom | 4 Further Bedrooms with 3 Further Bathrooms (1 adjoining)

Second Floor: 2 Further Bedrooms | Bathroom | Games Room

(In all 8 bedrooms)

Ropley House Cottage: Reception Room | Kitchen | Cloakroom | Double Bedroom & Bathroom

The Bungalow: Sitting Room with Kitchen & Utility Room | 4 Bedrooms | Bathroom | Study | Cloakroom

Outbuildings: Double Garage | Single Garage | Tack/Storeroom | Two Stables | Further Store Room
Portal Framed Barn | Workshop with Store Room Beyond | The Old Diary with 2 Stores
Further Gardener's Bothy with Store Room behind | 2 Greenhouses

Beautiful Formal Gardens | Part Walled Kitchen Garden | Paddocks | Parkland | Woodland
Pond | Tennis Court | Swimming Pool

In all about 23.58 acres

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Situation

Ropley House is situated in an elevated position, surrounded by beautiful rolling countryside between the village of Ropley and the Georgian market town of Alresford. Alresford, approximately 3.5 miles away, caters for most every-day needs whilst further afield, off the A31, is the cathedral city of Winchester and Alton which both have excellent amenities, including mainline stations to London Waterloo.

The M3 and A3 provide fast and easy access to London, Gatwick, Heathrow and the M25 for the national motorway network. Southampton International Airport in also an easy drive away.

Well renowned schooling can be found in the area and include St Swithun's School for girls, Winchester College, Prince's Mead, Twyford, Bedales, Pilgrims Preparatory School, Ropley Church of England Primary School and Perins School in Alresford, but to name a few.

The surrounding Hampshire countryside provides wonderful opportunities for sporting enthusiasts and the south coast is an easy drive away. There is also excellent walking and fishing available in the Meon and Itchen Valley.

Ropley House

Ropley House stands on the site of a much older dwelling, probably dating back to about 1530 in the middle of Henry VIII's reign. The present house was constructed over the site in about 1750 for John Duthey.

Ropley House is a handsome classic Grade II* listed Georgian House with red brick elevations and Dutch end gables relieved by sash windows under a tile roof. To the northern end is a later edition believed to have been added in the late 1920's. The house sits in an elevated and prominent position with long views across its gardens and parkland beyond.

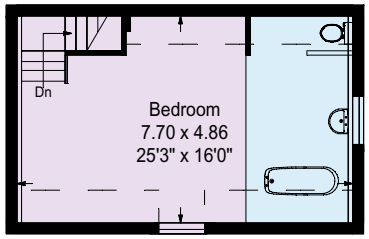
The approach to the house is via an attractive gravel drive, flanked either side by an impressive variety of mature trees which leads to a parking area to the front of the house. The accommodation is arranged over three floors above a cellar and offers well-appointed and elegant reception rooms with both the drawing room and dining room overlooking its mature gardens towards the pond and beyond. The current owners have enlarged the kitchen/ breakfast room as well creating a better back room area comprising the utility room, boot room and cloakroom.

An attractive staircase ascends from the reception hall to the generous first floor landing leading to the principal bedrooms which benefit from adjoining bathrooms and dressing rooms. In addition to these two bedrooms there are four further bedrooms with three further bathrooms and two further double bedrooms and a bathroom over the second floor. There is also a generous games/playroom. In all the property offers approximately 7,535 square foot (700 sq m) of living accommodation.

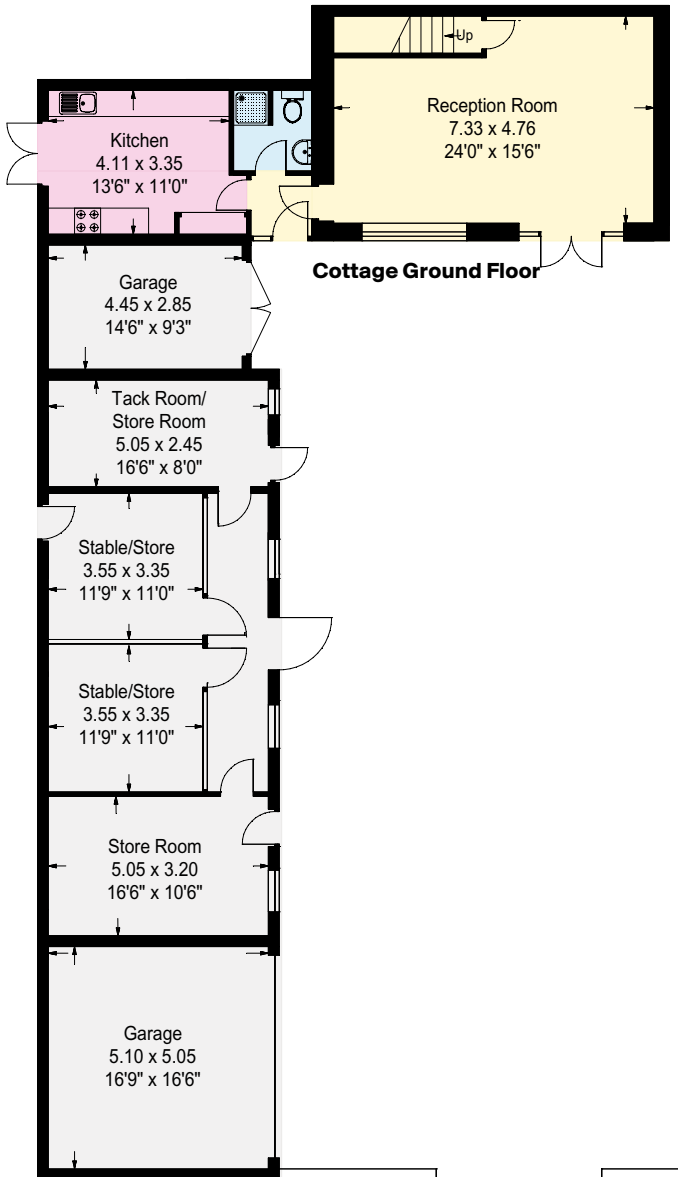
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
House: 665sq.m. or 7158sq.ft. (Inc Cellars)
Coach House: 85sq.m. 915sq.ft.
Stables & Stores: 105sq.m. 1130sq.ft.

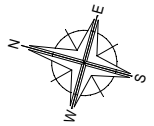
This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.

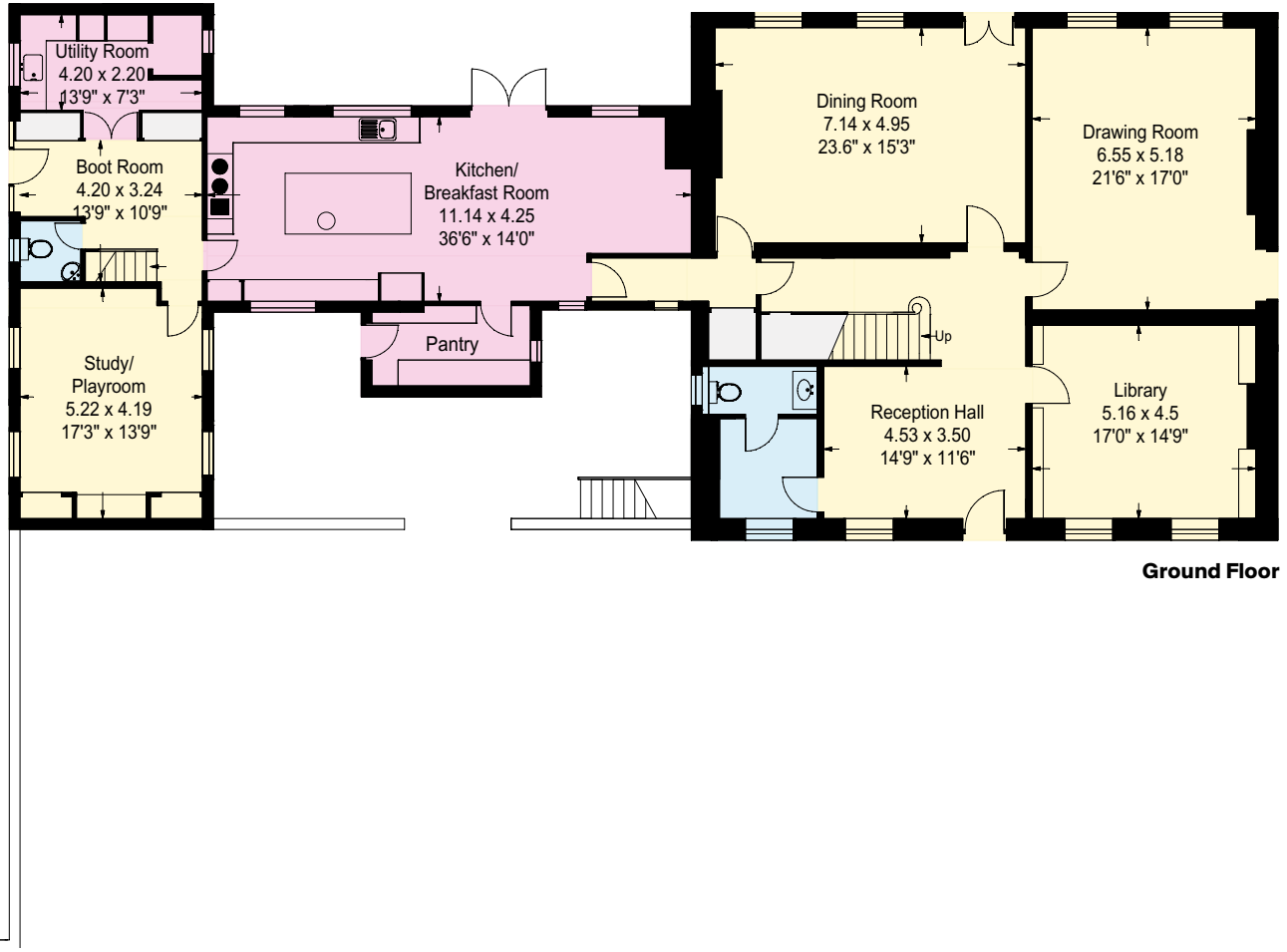


Cottage First Floor

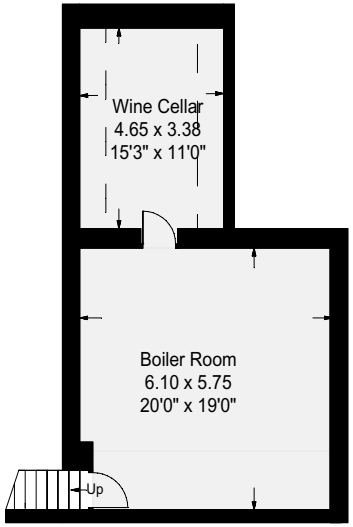


Cottage Ground Floor

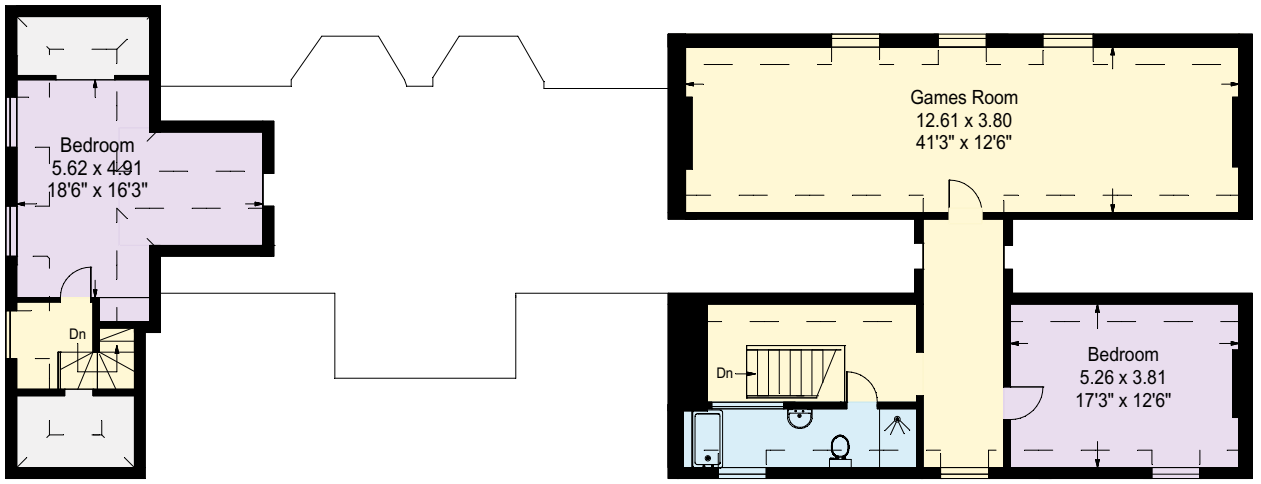




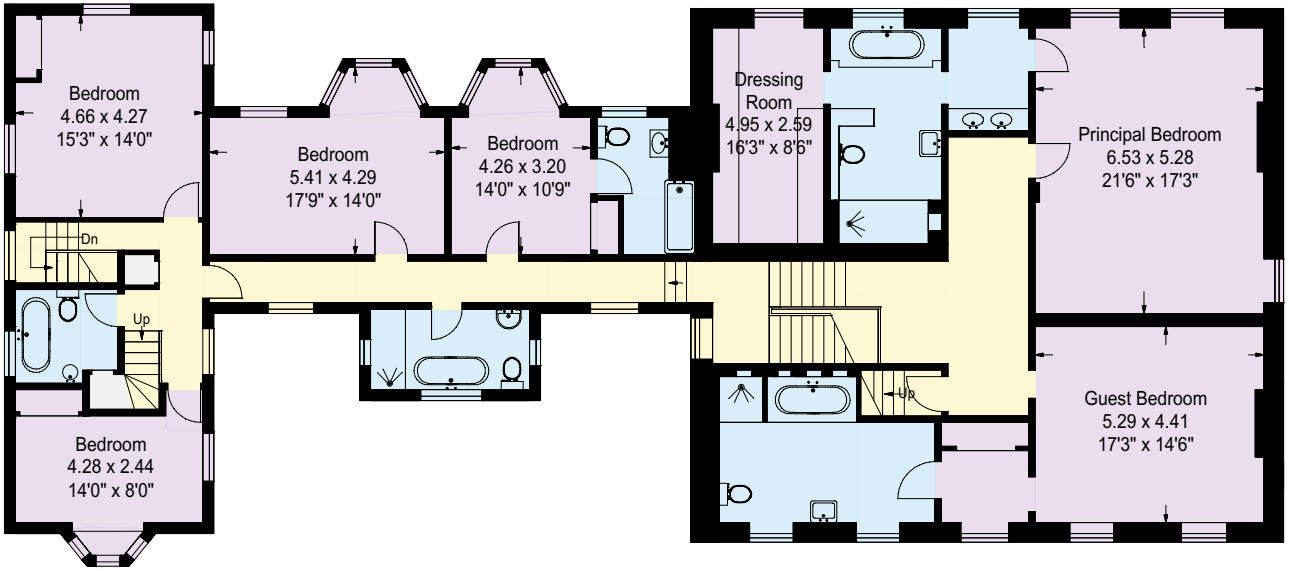
Ground Floor



Cellar



Second Floor



First Floor

Ancillary Accommodation

Ropley House Cottage & Courtyard

To the northern side of the main house, within a courtyard setting, is a one-bedroom cottage over the ground and first floors. In brief it comprises a reception room, kitchen, cloakroom and a double bedroom and bathroom over.

Within the courtyard are a range of useful outbuildings consisting of a double garage, single garage with service pit, two stables, a tack room which currently houses the pool machinery and a further store room.

The Bungalow

Beyond the kitchen garden, the bungalow is situated in its own garden of approximately half an acre and is approached via the back drive. In brief, the bungalow has four bedrooms, a sitting room, kitchen, bathroom, utility room and a study. It offers approximately 1,340 square foot (149 sq m) of living accommodation.

To the northern boundary of the property are a range of modern farm buildings which include a cattle barn with storage area and former milking parlour with two adjoining sheds.

Approximate Gross Internal Floor Area
Bungalow: 124sq.m. or 1335sq.ft.
Old Dairy:89sq.m. or 958sq.ft.
Gardeners Bothy & Store: 26sq.m. or 958sq.ft.
Barn:196sq.m. or 2110sq.ft.

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Garden and Grounds

To the front of the house a gravel drive sweeps round in a large turning circle with an expanse of land interspersed with mature trees, including a beautiful mature Tulip tree. The majority of the landscape gardens lie to the rear of the house with a large area of lawn stretching down to a beautiful pond, beyond which is a large area of parkland.

Around the edge of the pond and interspersed around the lawns are a series of mainly shrub borders and an array of impressive trees including Beech, Copper Beach, Walnut, Horse Chestnut, Maple and a mature Catalpa.

There is a wonderful part-walled kitchen garden which has a range of vegetable beds, fruit cages and an orchard. Situated alongside this is a gardener's bothy, two greenhouses, the tennis court and the swimming pool.

Ropley House is surrounded by its own parkland and pasture, interspersed with post and rail fencing.

Local Authority

East Hampshire District Council

Tel: 01730 266551

Tenure

Ropley House: Freehold
The Cottage & Bungalow: Freehold

Planning

Ropley House is Grade II* listed of Architectural and Historical Importance.

Council Tax

Main House: Band H
Cottage: Band
Bungalow: Band C

EPC

Cottage:
Ropley Bungalow: E

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless otherwise stated.

Services

Oil Fired central heating, mains electricity and water and private drainage.

Rights of Way, Footpaths and Easements

The property is not affected by any public footpaths over its land.

Viewing

Strictly by appointment with the Sole Selling Agent, Knight Frank

Directions (SO24 0EB)

Leave London via the A3 and continue past Guildford and then take the left fork onto the A31 towards Winchester. Continue past Farnham and Four Marks until reaching Ropley. On entering the village, turn left into Berry Hill signed to the Church and School. After a short distance, on the left-hand side, the entrance gates will be found to Ropley House.

From the M3 London, leave at junction 4 and follow signs on the A331 after which follow signs to the A31 past Farnham and then continue as previously stated.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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