

wpr

4 Dunsells Close

Ropley, Alresford, Hampshire, SO24 0DN

Price Guide £405,000



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Price Guide £405,000 Freehold

- Village school, shop & post office nearby
- Alresford 3 miles
- Alton 8 miles
- Winchester 12 miles

Offering an extended ground floor footprint, a comfortable and beautifully atmospheric semi-detached house with 3 bedrooms and enjoying outstanding rural views all set within a truly excellent village

- Sitting room + period fireplace
- Large 21' kitchen/dining room
- French windows to rear garden
- Sunroom
- Utility reception room and cloakroom
- Store
- Beautifully presented hall, stairs & landing
- 3 bedrooms & upstairs bathroom
- Beautifully planted garden with panoramic views over rolling farmland

DESCRIPTION

A beautiful and atmospheric semi-detached house constructed in the 1950s, elevated and set back from Dunsells Lane which provides a series of parking bays and is set close to Ropley village with its abundance of exquisite, cottage, prestige and period homes. Important features include a superb open fire in the living room, an enlarged kitchen/dining room with views over the garden and beyond, a further reception room which provides a utility area.



Also opening from the kitchen is a sunroom. Without doubt the most outstanding feature of this house is the beautifully planted rear garden which is entirely open at the back and provides magnificent rural views over undulating farmland.

LOCATION

In the best traditions of village life, the well conserved village centre incorporates a primary school, shop and post office, Church of St Peter under restoration, unique meeting room, village hall with a toddlers nursery, an eclectic mix of sports and interest clubs, and a programme of events including the annual pram race. Footpaths featuring St Swithin's Way and bridleways traverse the surrounding countryside with the serene valley of the River Itchen to the West. The major centres of Alton, Petersfield and Winchester have high street shops, major stores, state schools, colleges, commuter trains to London Waterloo and golf courses. The attractive market town of Alresford provides a range of independent shops, restaurants, pubs and a weekly farmers' market. It also hosts an annual Watercress Festival and the Alresford Show, and is home to the Watercress Line Steam Railway.

DIRECTIONS

From Alton, take the A31 towards Winchester. Upon entering the 40mph Ropley speed limit, turn next left onto Gascoigne Lane. After 0.6 mile directly after Rowdell Cottages, turn right. The house is up the rise being shortly on the left.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

Mains electricity and water. Private drainage (please apply for service charge details).



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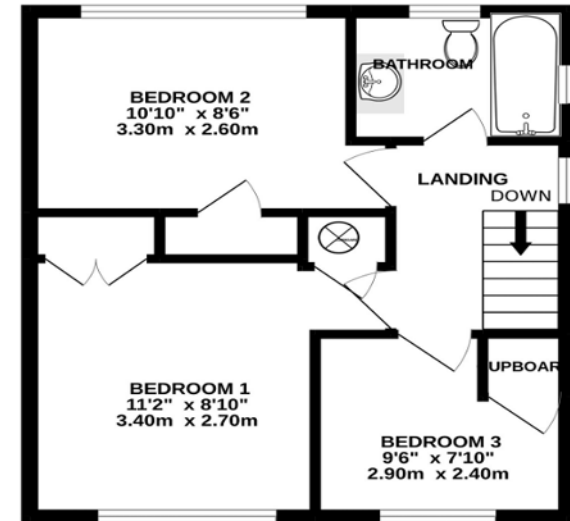
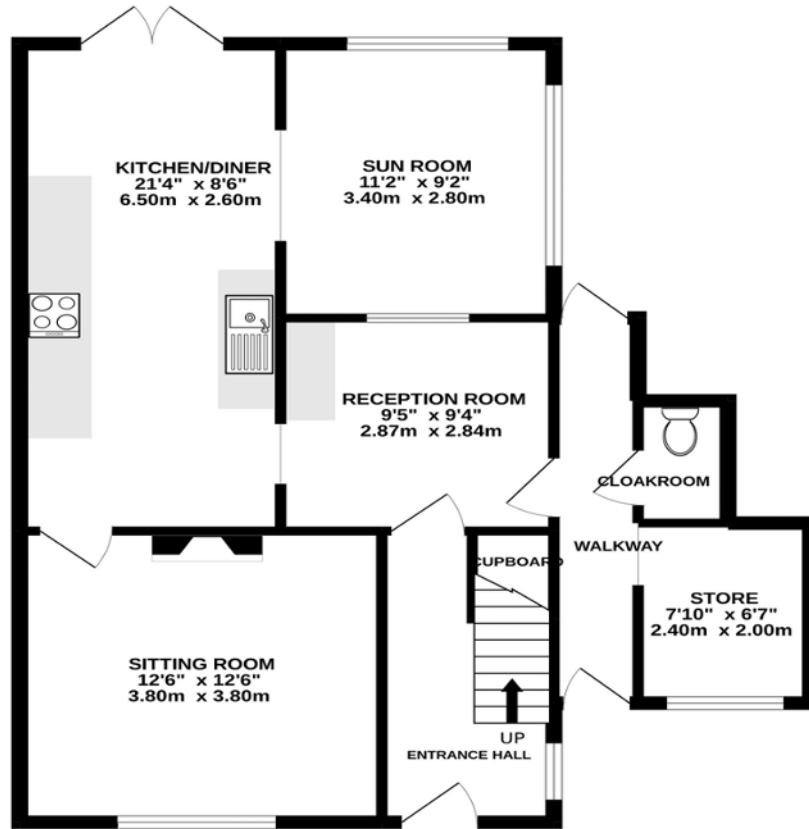
VIEWING

Strictly by prior appointment with Warren Powell-Richards



GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1152 sq.ft. (107.0 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+) A | 76 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (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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