

Clifton House

Winchester Road, Ropley, Hampshire SO24 0BS

Price £750,000

wpr



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Price £750,000 Freehold

- Winchester City Centre 10.2 miles
- Alton Town Centre 6.9 miles
- Alresford Town Centre 3.4 miles
- Four Marks shops 2.7 miles

An excellent modern detached family house set within an outstanding two hundred foot garden which backs directly onto farmland.

- Welcoming entrance hall, stairs and landing
- Living Room
- Study
- Kitchen and utility room
- Downstairs cloakroom
- 4 Bedrooms
- Family bathroom, en-suite bathroom
- Double width garage, ample parking
- Rear garden enjoys a southerly orientation
- Oil fired central heating

DESCRIPTION

An excellent family home set in a delightful plot and boasting a beautiful two hundred foot plus rear garden which backs directly onto farmland and enjoys a southerly orientation. The accommodation is well laid out and of generous proportions. Although the accommodation is very well presented a young family may choose to freshen some aspects which include updating the kitchen and sanitaryware. This however is far from essential and could be done at a later date.



LOCATION

The property is approached via a gravel driveway which provides off street parking and also access to a double width garage and access to the raised oil tank. The rear garden is an absolute feature and one any owner could be truly proud of. Set back from the road and off a service road on the fringes of the rural and highly desirable village of Ropley. The immediate surroundings include mainly detached properties of varying ages, sizes and types. In the best traditions Ropley has a well preserved village centre which incorporates a primary school and post office, unique coffee/meeting room village hall and sports field, and an eclectic mix of sports and interest clubs and a full program of events. Footpaths and bridleway's pre-verse the surrounding country side within the serene valley of the river Itchin to the west. Major centres of Alton, Peteresfield and Winchester have High Street shops and the adorable quaint town of Alresford is a straight forward three and a half mile drive. The afore mentioned towns have a range of state and private schools, Colleges, commuter trains to London and golf courses. Within Alresford there is the landmark Broad Street, Perrins Academy senior school and annual agricultural shows and Watercress festivals in September and May respectively.

DIRECTIONS

From Alton take the A31 towards Winchester passing through Four Marks and entering Ropley - 40 mile an hour speed limit. Continue further along the A31 and the property will be found on the left had side within a residential position before reaching Ropley Dene.

COUNCIL TAX

Band G - East Hampshire District Council

SERVICES

Oil-fired central heating. There is no gas to the property. Waste and Electricity are connected and available for use.



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Winchester Road, Ropley, Alresford, SO24

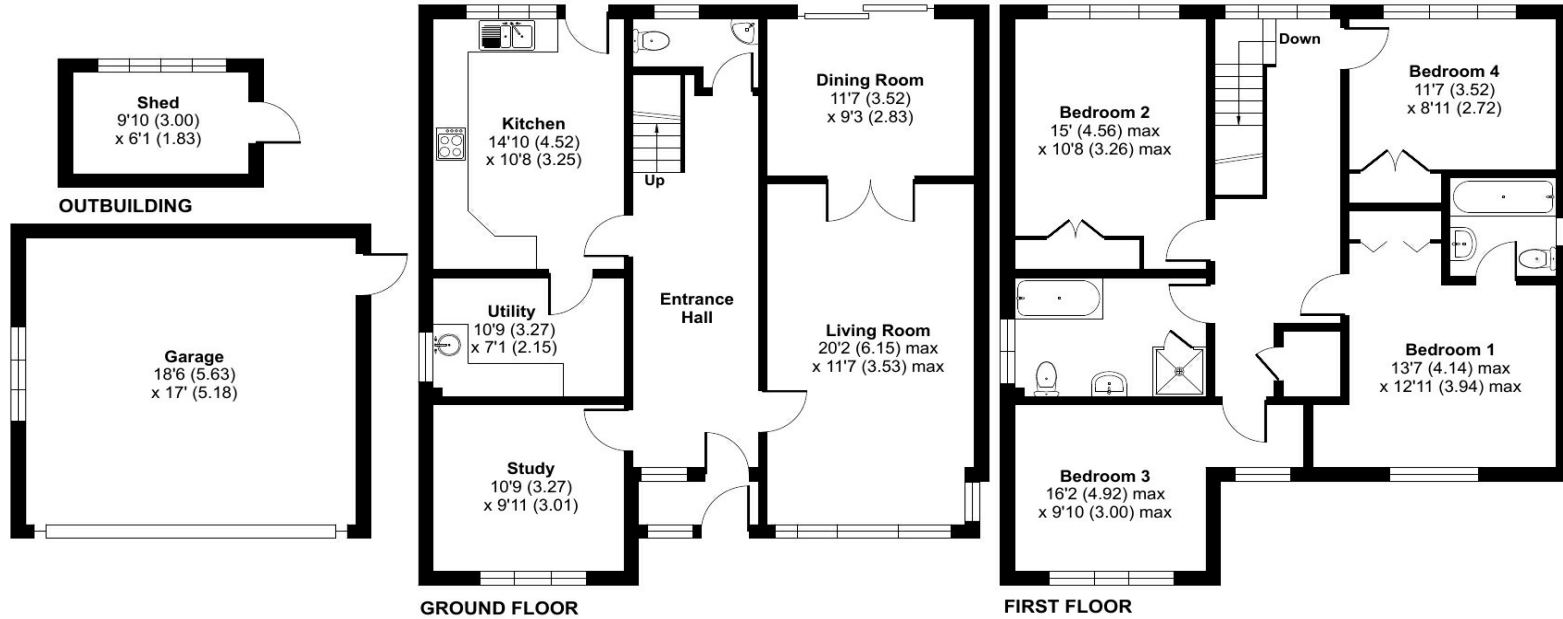
Approximate Area = 1802 sq ft / 167.4 sq m

Garage = 314 sq ft / 29.1 sq m

Outbuilding = 59 sq ft / 5.4 sq m

Total = 2175 sq ft / 201.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Warren Powell-Richards. REF: 1183943

Energy Efficiency Rating		Current	Potential
100-120	A		
81-100	B		
65-80	C		
49-64	D		
34-48	E	59	
21-33	F		
1-20	G		
<small>Not energy efficient - Higher rating code</small>			80

England & Wales
EU Directive 2002/91/EC
www.epcau.com

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