

Hellards



At home in Ropley

1 New Cottages, Parkside Lane, Ropley

ALRESFORD, HAMPSHIRE, SO24 0BD

Asking Rent £ 1,700 PCM

EPC Rating D

Holding Deposit £392.30

Deposit £1,961.50

Council Tax Band D

Three Bedrooms

Kitchen / Dining Room

Sitting Room

Modern Bathroom

Countryside Views



A homely cottage, set in a beautiful rural location with countryside views.





From the entrance hall, there are doors through to the kitchen / dining room, which features a range of base and eye level units, along with a wood burning stove. There is a further door through to the covered passageway which has a storage room, coal bunker and cloak room. Completing the downstairs is a cosy sitting room.

Upstairs is the master bedroom, which is dual aspect and has far reaching views over the adjacent farmland, and two further bedrooms. There is a modern bathroom with white suite.

Outside, there are generous gardens to the front, side and rear.

There is electric heating.

Fresh water and sewerage is an additional cost of £16 per month.

Standard broadband is available (Source: Ofcom). A mobile signal is likely from O2 and Vodafone, but not from Three or EE (Source: Ofcom).

The cottage is located on the edge of the popular village of Ropley and within easy reach of the historic market town of Alresford, notable for its charming Georgian buildings and eclectic mix of independent shops, coffee shops and public houses. There is easy access to London, Winchester and Southampton on the A31, and rail access to London from Alton or Winchester.

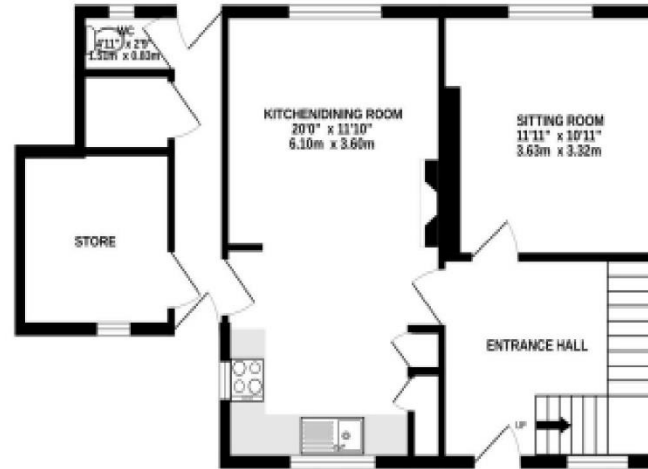


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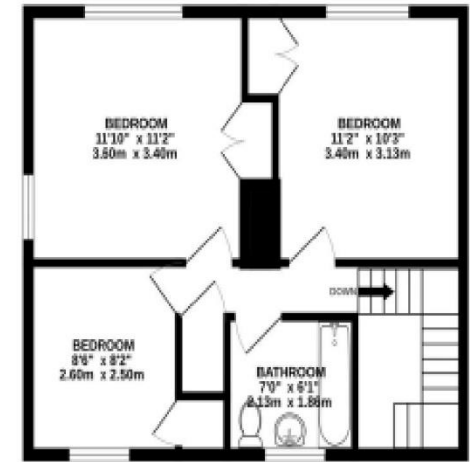


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GROUND FLOOR
 601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
 461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		83			
	63				
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

DIRECTIONS

From our offices in Broad Street, proceed along East Street and into the village of Bishops Sutton. At the roundabout, take the 2nd exit into Old Park Road. Turn left into Parkside Lane and continue along until you reach Parkside Farm, at the end. There are two brick and flint cottages on the right. New Cottages can be found a short distance up the track on the right, behind the cottages.

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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.

