



Gascoigne Lane, Ropley, Alresford

At home in Hampshire


Hellards

Midfield, Gascoigne Lane

ROPLEY, HAMPSHIRE SO24 0BT

Guide Price: £1,100,000

- Substantial Property with 2,300 Sq Ft of Accommodation
- Generous 0.44 Acre Plot, offering high Degree of Privacy
- Five Bedrooms and Three Bath/Shower Rooms
- Three Sizeable Reception Rooms and Kitchen/Breakfast Room
- Lovely, Secluded Garden with Views over Fields
- No Onward Chain

A substantial five bedroom family house with 2,300 sq ft of versatile accommodation, set on a beautiful 0.44 acre plot on the edge of Ropley. Sitting squarely on its plot, Midfield is surrounded by attractive, mature gardens and hedging, offering a high degree of privacy from neighbouring properties. To the front, there is a detached double garage, ample driveway parking for several cars, and views over a field.

The front door is protected by a storm porch, and opens to a welcoming entrance hall, from where stairs go up to the first floor. There is a cloakroom and understairs storage. A door to the left opens to the sizeable sitting room, which features a fireplace, bay window and French doors to the garden. A door leads through to the family room, which enjoys a view of the garden. On the other side of the hall is the well-proportioned dining room, with a further door to a study. The kitchen/breakfast room includes a range of fitted kitchen units and drawers, with worksurfaces and breakfast bar, as well as ample space for a table and chairs. French doors lead out to the garden, with a further door to the utility room, which has a door to outside.

Upstairs, on the landing is an airing cupboard housing the hot water cylinder, and a loft access hatch with fitted loft ladder. The family bathroom includes a bath and separate shower enclosure. The main bedroom is a large double room, and includes an ensuite shower room and a walk-in dressing room, with built-in wardrobes. Bedroom 2 is a double room, with its own ensuite shower room. There are two further double bedrooms, one of which has twin built-in wardrobes, and a single bedroom, with a built-in wardrobe.





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, the south coast and the Midlands. Mainline rail access to London is from Petersfield, Winchester 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. Nearby Alresford and surrounds has a wealth of independent shops and great pubs and restaurants.

SERVICES

Mains water and electricity connected. Oil-fired boiler. Private drainage.

LOCAL AUTHORITY INFORMATION

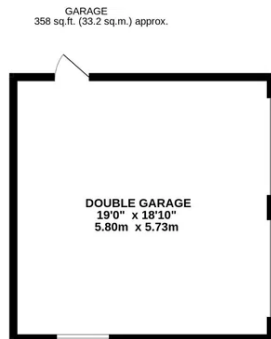
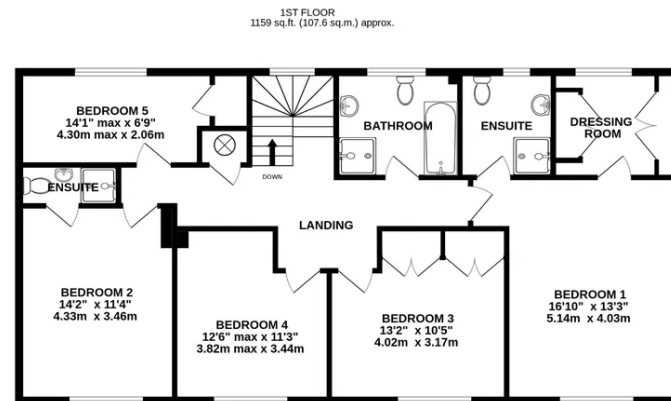
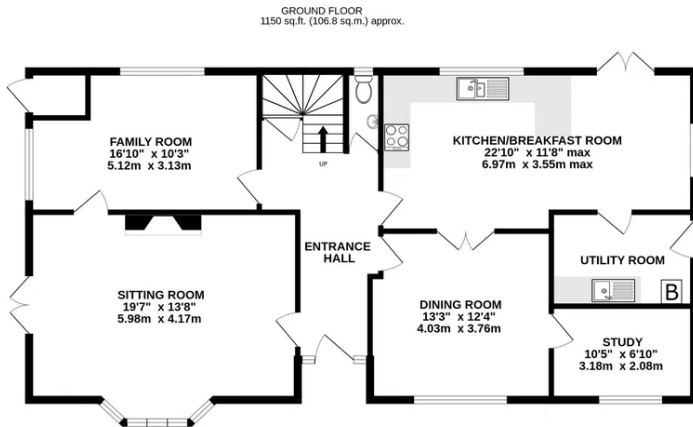
East Hampshire District Council
Council Tax Band: G

DIRECTIONS

From the roundabout on the A31 Alresford bypass:
Proceed in the direction of Alton on the A31, passing the Shell garage on your right, continuing for about 1 mile.
Turn right into Gascoigne Lane. After about 400 metres, Midfield will be found on the left hand side.

What3words: ///haircuts.silk.polygraph

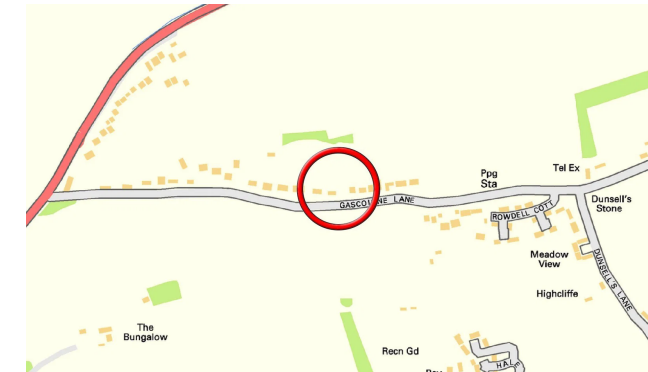
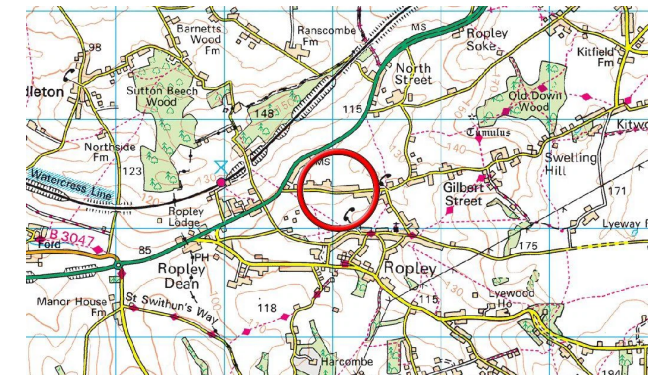




TOTAL FLOOR AREA : 2666 sq.ft. (247.7 sq.m.) approx.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(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.