



Rosellah, Ropley, Alresford

At home in Hampshire


Hellards

Rosellah, Hook Lane

ROPLEY, ALRESFORD, HAMPSHIRE SO24 0ED

Guide Price £800,000

- Beautifully Extended Four Bedroom Bungalow with En-suite to Master
- Presented to a High Standard Throughout
- Excellent Flow to the Accommodation
- Secluded Southerly-Facing Garden
- Double Garage and Driveway Parking for Several Cars
- Convenient for Local Bus Routes/Local Shop Nearby

A beautifully extended bungalow with an excellent flow to the accommodation, presented in immaculate condition throughout. The property sits on a secluded plot with a southerly-facing garden, double garage and a generous amount of parking. It is conveniently located for access to the A31, and bus routes to Winchester, Alresford and Alton.

The property is approached from the driveway, with the front door opening to a welcoming entrance hall, with an inset brush mat, cloaks cupboards, a walk-in storage room, and an airing cupboard housing a pressurised water tank. The spacious kitchen/dining room features a range of wood-effect kitchen units and drawers, with worktops and tiling above, a 1 1/2 bowl ceramic sink, and built-in appliances which include an eye-level double oven, halogen hob with extractor hood, a dishwasher, washer/drier and wine cooler. The sitting room features a wood-burning stove in a brick surround and slate hearth, and French doors which open to a private patio area.

The sizeable main bedroom has its own en-suite shower room and French doors, which open onto the secondary patio and rear garden. There are two further double bedrooms, and a bathroom with a bath and separate shower enclosure. Bedroom four is currently used as a study. Outside, the driveway has been recently block paved and offers parking for several cars. The double garage has an electrically-operated roller shutter door and houses the boiler, which is oil-fired.





The front garden is laid to lawn and a gate to the side of the bungalow leads through to the main patio area, with a brick log store. The rear garden is mainly laid to lawn, with a paved terrace adjoining the rear of the bungalow, outside lighting, a garden tap and garden shed. To the rear of the garden, there is a vegetable garden with a greenhouse.

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 and the Midlands. Mainline rail access to London is from Petersfield 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.

SERVICES

Mains water and electricity connected. Oil-fired central heating. Private drainage, new in 2019. Solar panels.

LOCAL AUTHORITY INFORMATION

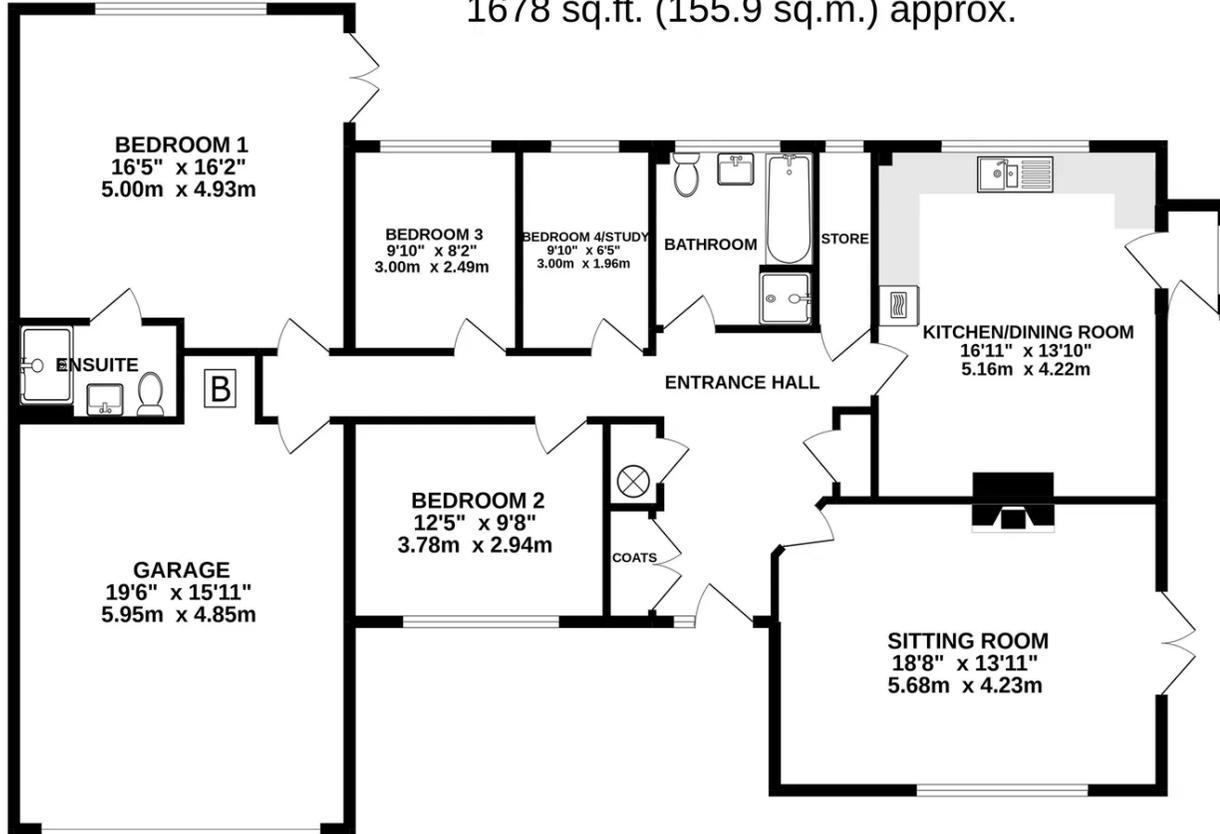
East Hampshire District Council
Council Tax Band: F

DIRECTIONS

From the centre of Alresford proceed out of the town along East Street. Follow the road going through the village of Bishops Sutton and at the roundabout take the first exit onto the A31 following signs to Alton and Four Marks. After passing the shell petrol station take the right turning by the Ropley Thai Lounge onto Petersfield Road. After a short distance (100m) turn left into Hook Lane, where Rosellah will be found on the right hand side.

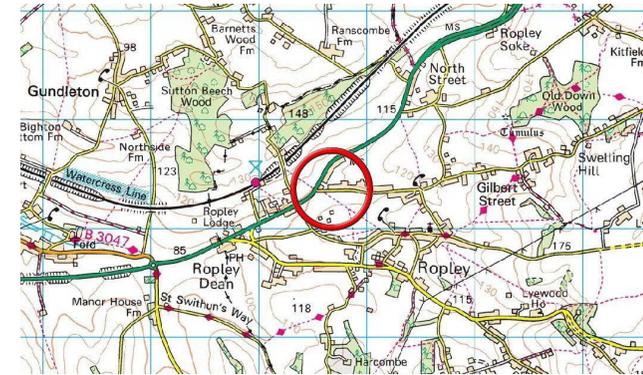


GROUND FLOOR
1678 sq.ft. (155.9 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 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	87	89
(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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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.