



The Dene, Ropley, Alresford

At home in Hampshire


Hellards

Hampshire Cottage, The Dene

ROPLEY, ALRESFORD SO24 0BH

Guide Price £595,000

- Delightful Double-Fronted Edwardian House
- First Time on the Market since 1909
- Plenty of Versatile Living Space
- Scope to Extend, Subject to Planning
- Good Driveway Parking
- Generous Plot with Large Garden
- No Onward Chain

A delightful double-fronted Edwardian house set on a generous overall plot of 0.16 acres, with good parking and a lovely garden. The house has been in the same family ownership since it was built in 1909 and retains original features including high ceilings, cast-iron fireplaces and stripped pine doors. There are four bedrooms and a bathroom upstairs, and plenty of versatile living space downstairs. We believe there to be an opportunity to extend the house to the rear, subject to planning. The property is being sold with the benefit of no onward chain.

The house is approached via a picket gate and a path to the front door, which opens to a hall with stairs up to the first floor. The sitting room is at the front of the house and has a fireplace. The family room has a fireplace with a wood-burning stove. A door leads to the spacious kitchen/dining room, which has a range of kitchen units and drawers, with granite worktops and tiling above. There are some built-in appliances including an eye-level double oven, halogen electric hob with filter hood above, a microwave oven, dishwasher and fridge. The dining area has quarry tiled flooring and French doors to the garden. There is a utility room with a door to outside, and a cloakroom with a wc.

On the first floor there is a hatch allowing access to the loft. There are two double bedrooms at the front of the house. Both rooms have the original fireplaces, and the main bedroom has a built-in wardrobe. Bedrooms three and four are at the back of the house and have views of the garden. The bathroom has a white suite comprising a P-shaped bath with shower and glass screen, as well as an airing cupboard housing a hot water tank.





Outside, a five-bar gate opens to the driveway which offers good parking to the side of the house. There is a paved terrace adjoining the rear of the house, and a secluded, lawned garden with a garden shed. 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 septic tank.

LOCAL AUTHORITY INFORMATION

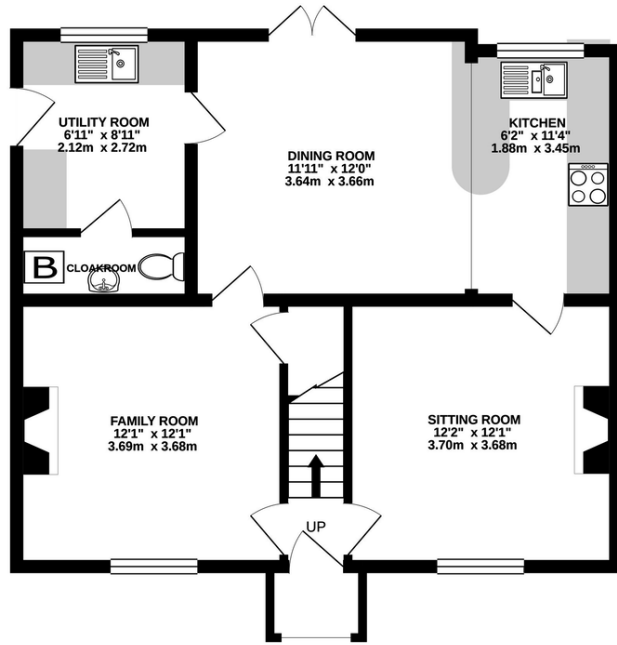
East Hampshire District Council
Council Tax Band: E

DIRECTIONS

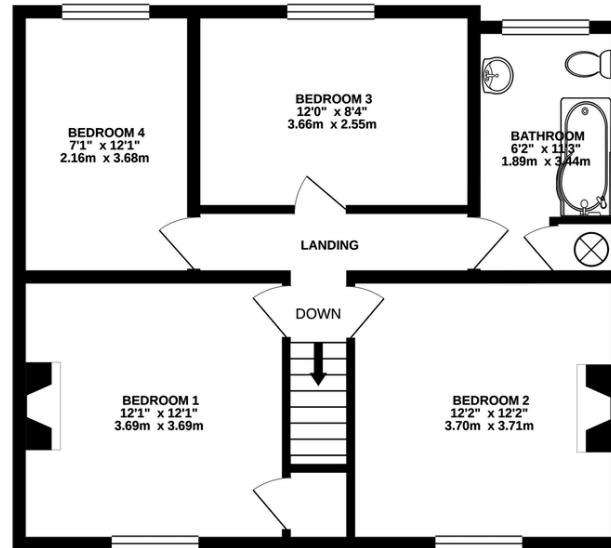
From the centre of Alresford proceed out of the town along East Street. Follow the road going through the village of Bishops Sutton and at the roundabout take the first exit onto the A31 following signs to Alton and Four Marks. After passing the Shell garage on the right, Hampshire Cottage will be found on the left hand side, on the service road which is set back from the main road. **What3Words:///technical.issued.tidy**



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.

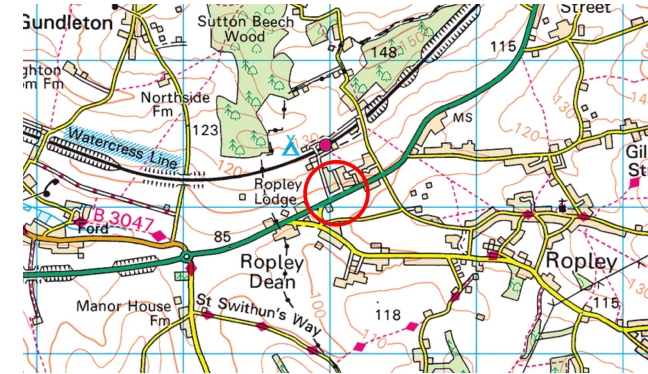
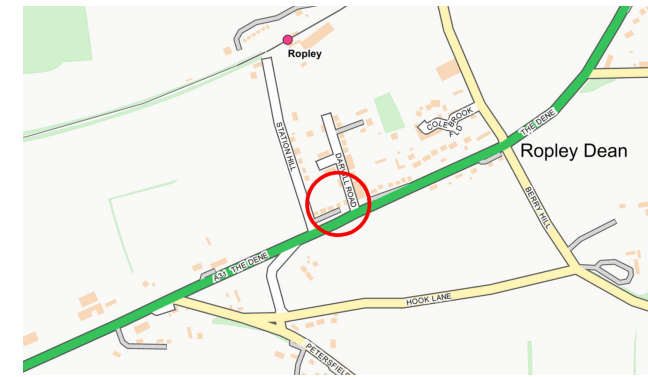


1ST FLOOR
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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		77
(55-68) D	61	
(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.