



Gascoigne Lane, Ropley

At home in Hampshire


Hellards

Springhaven

GASCOIGNE LANE, ROPLEY SO24 0BT

Price Guide £1,195,000

- Superb Detached Family Home
- Four Bedrooms, Three Bathrooms
- Fully Refurbished and Presented to a Very High Standard
- Over 3000sq ft of Accommodation (incl Garage)
- Plot of Approx 0.45 acre
- Double Garage & Driveway Parking
- Beautiful Views
- Sought-After Ropley Village Location

A superb family home, located in the friendly village of Ropley. The house was constructed in the 1980s and was completely refurbished by the current sellers to a very high standard and this home is immaculately presented throughout.

A welcoming, wide and light entrance hall leads to the main reception rooms including an impressive sitting room with inglenook fireplace installed with log burning stove. A large bay window takes in the beautiful views of the fields from front of the house. A formal dining room benefits from double doors to the garden, and a study has views to the rear over the garden. A very high specification kitchen/dining/family room was refitted recently and benefits from marble worktops, all integrated appliances including dishwasher, fridge and a Quooker hot water tap as well as a freezer and water softener in the spacious utility room. The utility room also has a door to outside - ideal for containing muddy dogs and boots! On this floor is also a cloakroom.

The stairs have lovely oak banisters and a wide and spacious landing with solid oak doors to the upstairs rooms. A very generously sized main bedroom with built in wardrobes and stunning views across the fields to the front. The equally generous en-suite bathroom is beautifully appointed with marble tiles, shower and separate bath as well as further storage. Three further good sized double bedrooms, all with fitted storage as well as a family bathroom.





The rear garden is accessible via French doors from both the kitchen and the dining room. A wide Indian limestone terrace is ideal for summer entertaining, and the lovely garden is laid mainly to lawn with mature trees and shrubs and bordered with hedging. The outlook at the front extends over a beautiful green field, which has been purchased by residents of Gascoigne Lane to prevent development.

To the front of the house, a driveway accessed through electric gates with ample parking as well as a detached double garage with large loft space which could be converted for further accommodation or office space.

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. There is a well-regarded community shop as well as cricket and football clubs. 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. Oil fired central heating and private drainage.

LOCAL AUTHORITY

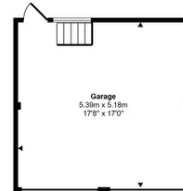
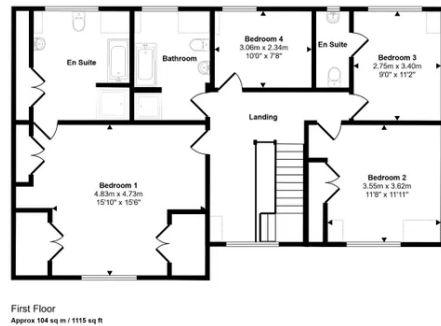
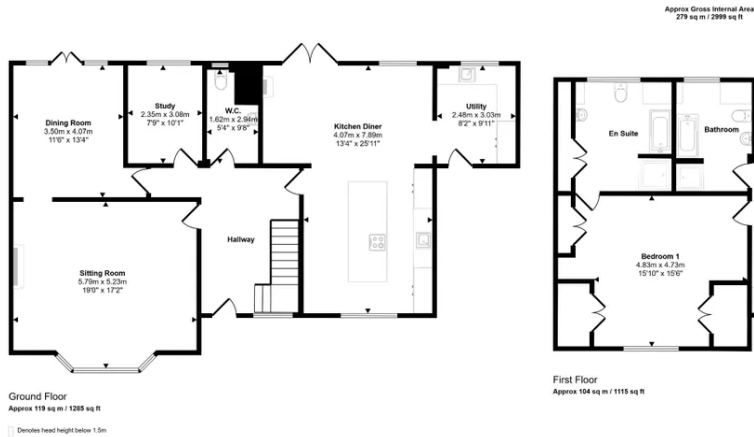
Winchester City Council
Council Tax Band G

DIRECTIONS

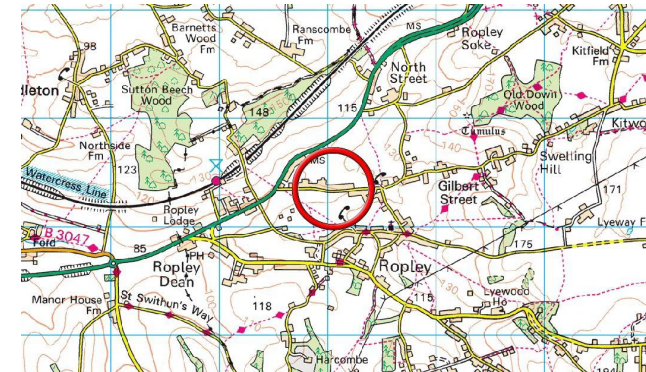
From our offices in Alresford, take the B3047 towards Bishops Sutton. Follow the road for 2.2 miles and at the roundabout take the first exit onto the A31. After a mile, turn right onto Gascoigne Lane and the property is about half a mile up on your left hand side.

What3words: ///lighter.travel.amps





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Views of items such as bathroom suites are representative only and may not look like the real items. Made with Mocki Spaggy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(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.