

Stapley Lane, Ropley, Alresford

At home in Hampshire

Hellards

Beaulieu, Stapley Lane

ROPLEY, ALRESFORD, HAMPSHIRE SO24 0EL

Guide Price: £1,825,000

- Stunning Family Home in Village Location
- 5 Bedrooms and 5 Bath/Shower Rooms
- Overall 6,300 Sq Ft of Versatile Accommodation (including a separate Annexe, Garaging and Outbuildings)
- Superb Swimming Pool with Safety/Security Cover
- Private Landscaped Gardens with Outbuilding
- Excellent Garaging and Parking
- Chain Free

An outstanding and individual property that offers a substantial amount of flexible family accommodation. Stylishly presented throughout, Beaulieu has been thoughtfully designed to have a natural flow to the rooms providing great entertaining space. The property sits on a secluded 0.9 acre plot in a popular semi-rural location on the edge of Ropley. It has a large landscaped garden that is enclosed by fencing and mature hedging, providing a good deal of privacy and seclusion.

The property is approached through double electric gates and a gravelled driveway, leading to a lawned front garden and parking area in front of the house. A substantial timber-framed garage and carport provide undercover parking for three cars, with a self-contained annexe ideal for an office, or independent space for a family member or au-pair. From Parkstone Road, a second pair of double gates open to a rear driveway and an outbuilding, housing a double garage and gym/hobbies room. The rear garden has been designed for relaxation and family living, and is centred around a large swimming pool, incorporating an automatic security/safety cover. The pool is surrounded by attractive Millboard decking. Other garden features include a greenhouse and walk-in dog kennels.

This immaculately presented property has an overall floor area of 6,300 square feet, which includes a separate annexe, garaging and outbuildings. The main house is entered via a reception hall, with a cloakroom and stairs to the first floor.The house is entered via a reception hall, with a cloakroom and stairs to the first floor. A door opens to the amazing kitchen/dining room, with a feature floor-to-ceiling window at the far end, which floods the room with light. The bespoke kitchen features a long central island unit with circular breakfast bar and a range of handmade units, granite worksurfaces and integral Gaggenau and Miele appliances. The limestone flooring has under-floor heating and flows into











the dining room, with its vaulted ceiling and bifold doors, which open to the garden. A stable door opens to the equally well-appointed utility room. The sizeable drawing room has a wood-burning stove, with wooden flooring and twin French doors opening to the garden.

The inner hall features a wood-burning stove and leads through to the study, with bespoke Neville Johnson fitted furniture. The substantial master suite comprises a light and airy bedroom with dressing room, walk-in wardrobe and beautiful bath and shower room, as well as a mezzanine level used for additional dressing room storage. Off the inner hall, there are two further double bedrooms, each with an ensuite bathroom. One of these rooms is currently used as a playroom, with the bathroom being used as a handy changing/shower room for the swimming pool, as it opens onto the outdoor decked area. Stairs from the main reception hall lead up to the first floor where there are two double bedrooms, each having ensuite bathrooms.

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 Perins Secondary School close by in Alresford. Within a 20 minute radius there is the 'outstanding' Peter Symonds College, and private schools including Churcher's College, Bedales, Lord Wandsworth College, St Swithun's, Twyford, and Prince's Mead.

SERVICES
Mains electricity and water. Private drainage and oil-fired boiler.

LOCAL AUTHORITY INFORMATION
East Hampshire District Council
Council Tax Band:
Main House: G
Annexe: A

DIRECTIONS
From the Shell Garage on the A31 in Ropley: Turn into Petersfield Road, and follow for about 1.3 miles. On a left hand bend, turn right into Stapley Lane and follow this road for about 500 metres. Beaulieu will be found on the right hand side, on the corner with Parkstone Road.
What3words: ///woven.ladders.charities









Approximate Floor Area = 308 sq m / 4183 sq ft (Including Mezzanine Floor)
Garage, Double Carport & Annexe = 125 sq m / 1341 sq ft
Gym & Garages = 57 sq m / 615 sq ft
Total = 587 sq m / 6315 sq ft





Ground Floor

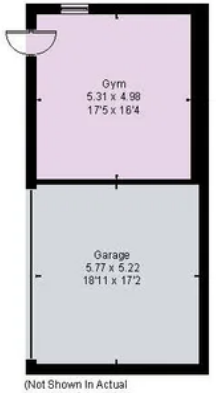


First Floor

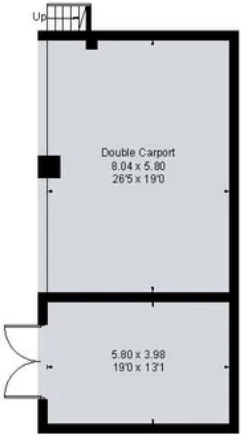
Mezzanine Floor



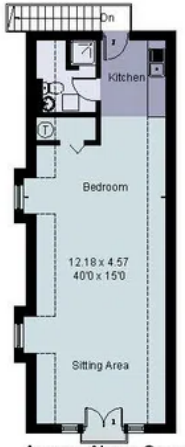
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(Not Shown In Actual Location / Orientation)



Annexe Above Carport

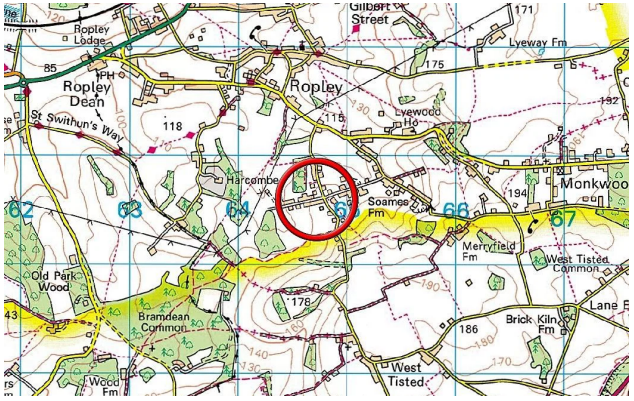
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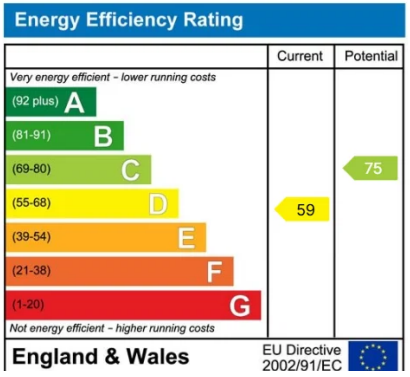


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs tested. Room sizes should not be 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.