

Ropley, Nr Alresford

An attractive 5 Bedroom family home, recently re-decorated and situated in the very sought after village of Ropley, with views across the fields and excellent access for commuting.



Location:	Ropley	Price pcm:	£2600 excl (incl. of some gardening)
County:	Hampshire	Term:	Unfurnished – Contractual Residential Tenancy
Property ID:	1701		
Bedrooms:	5		
Bathrooms:	2		
Unfurnished			

Summary of Accommodation:

Entrance Hall

Sitting Room – with Jet Master fireplace, open through to

Study – with fitted shelves/cupboards

Family/TV Room - with electric fuel effect fire and French window to patio

Kitchen - with NEF electric double oven, 4 halogen hob, dishwasher,
larder fridge

Dining Room (N)

W.C

Utility Room –washing machine, tumble dryer, larder freezer

Boiler Room

Upstairs

Main Landing

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Master Bedroom 1 (SW) with fitted cupboards and En-Suite Bath/Shower Room

Bedroom 2 – large double

Bedroom 3 – (S) large Double

Bedroom 4 (E) – Single

Family Bathroom

Office – with work surface and shelves

Bedroom 5 (E) – Double

Garage – Double/workshop/wood and bin store

Wooden Cabin/Playroom

Description:

The original cottage dates from the 1820's and was extended in 1973 and 1980 and has since been upgraded and is newly re-decorated throughout.

The cottage offers an excellent flexible, family accommodation with a good spacious Sitting Room with open fireplace, opening through an arch to the Study with French windows to the west facing terrace. There is also a separate Snug/TV Room which similarly opens to a terrace and is conveniently adjacent to the galley Kitchen which opens through to the Dining Room, all giving a feeling of space yet having more cosy separable/areas when required. Upstairs there are 4 double Bedrooms, one with En-Suite Shower/Bath, being the Master Bedroom with good range of fitted cupboards; and 3 further Double Bedrooms with Family Bathroom, a single Bedroom together with an Office and loft/storage area.

Outside:

The garden extends to approximately ¼ acre with gravelled driveways and parking, gated to the road with mature trees and shrubs as a back drop, a good sized lawn and a variety of fruit trees, two sunny terraces with pretty climbers and roses.

At the bottom of the garden is an excellent wooden cabin, previously used as a Playroom, with electricity. There is a double Garage and Wood Store

Situation:

The cottage is situated in the sought after village of Ropley with easy access to Alton, Alresford, Winchester, Petersfield, and the main routes to London and the South coast.

Additional Information:

White Goods: NEF electric double oven
4 halogen hob
Dishwasher
Larder fridge
Washing machine
Tumble dryer
Larder freezer

Heating: Oil fired central heating and open fire to Sitting Room
Wall mounted electric convector heating

Drainage: Septic Tank

Curtains/Blinds: To principle Rooms



Carpets: Some new carpets

Gardening: Hedge/cutting/pruning included + maintenance

Availability: Mid May 2011

Council Tax Band: East Hants District Council – Band G £2357.93 for 2010/2011

Broadband Availability: Available locally

Mobile Phone Reception: Most networks

Pets: One well behaved pet considered

Smoking: No

Energy Performance Certificate (EPC) available for inspection upon request
See our Website for Disclaimer Details

Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

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