Charters
ALRESFORD

t: 01962 734633
www.chartersestateagents.co.uk



Soames Lane, Ropley, Alresford, Hampshire, SO24 0ER







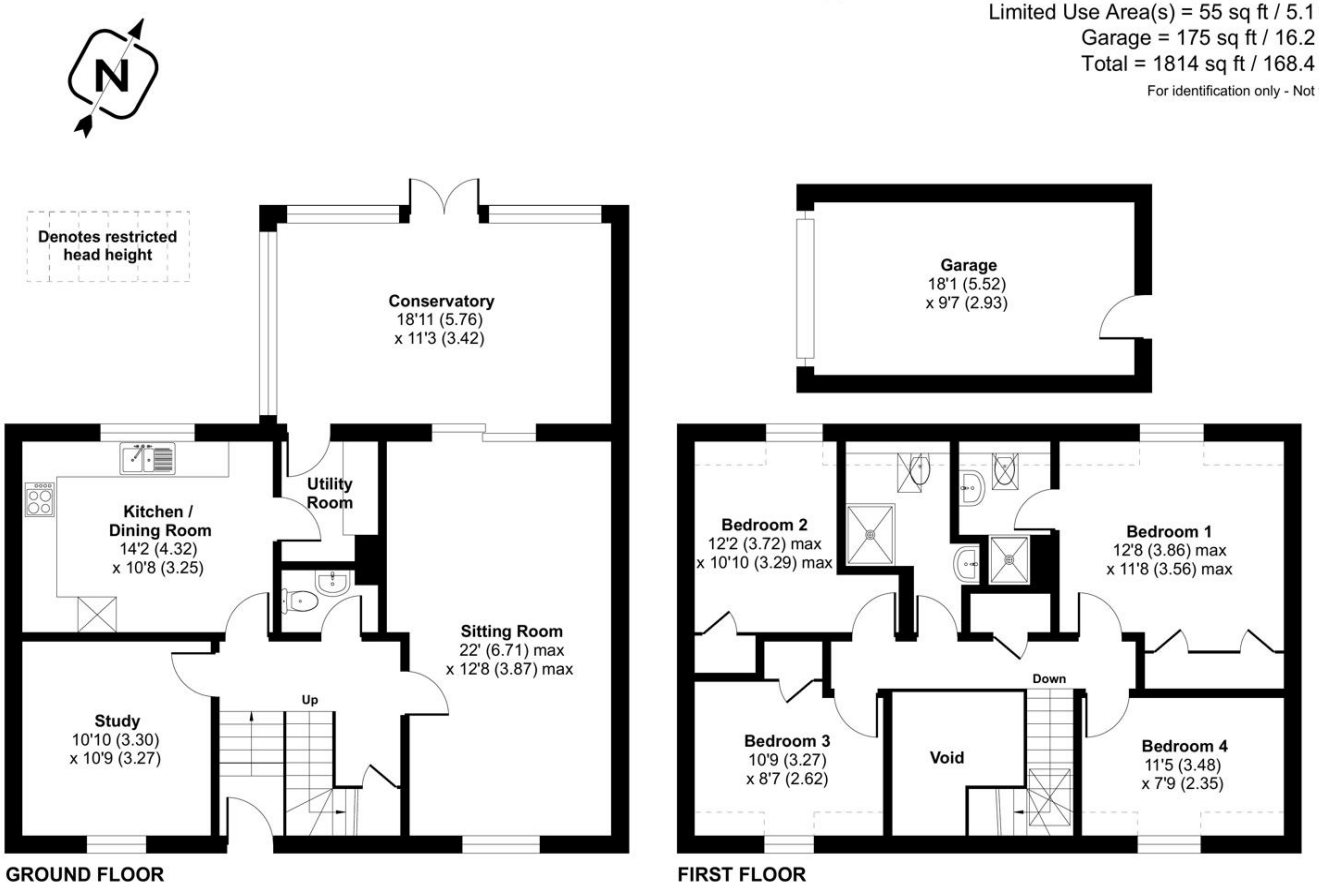




ACCOMMODATION

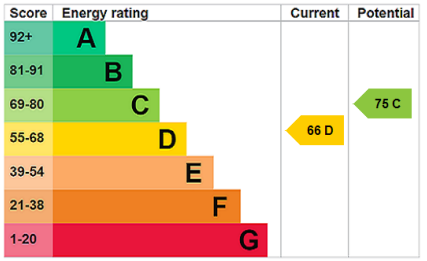
Nestled along a quiet country lane on the edge of the highly sought-after village of Ropley, this substantial four-bedroom detached home enjoys an idyllic setting with far-reaching views across open farmland to both the front and rear. Surrounded by mature gardens and offering generously proportioned accommodation throughout, the property perfectly combines rural charm with modern family living. A welcoming entrance is provided by an impressive double-height reception hall, flooded with natural light from a striking overhead skylight. The spacious sitting room extends the full depth of the house, centred around an attractive fireplace and featuring sliding doors that open into a beautiful timber-framed garden room – an inviting space from which to enjoy the garden and surrounding countryside. The well-appointed kitchen/breakfast room has been tastefully refitted with a range of classic white units, providing excellent storage alongside integrated ovens and hob. There is ample space for a dining table, making it ideal for everyday family life and entertaining alike. Adjoining the kitchen is a practical utility room with space for laundry appliances and housing the boiler. A versatile additional reception room, currently used as a study, offers flexibility as a formal dining room, family room or snug. A cloakroom and useful understairs storage cupboard complete the ground floor accommodation. The first-floor landing is bright and airy, leading to four well-proportioned bedrooms. The principal bedroom enjoys pleasant views over the rear garden and benefits from a stylishly refitted en-suite shower room. Three further bedrooms are served by a contemporary family bathroom. Outside, the beautifully landscaped rear garden provides a wonderful setting for outdoor living and entertaining. A paved terrace, pergola and a variety of seating areas create spaces to enjoy the sun throughout the day, while a greenhouse and garden shed add further practicality. The single garage benefits from light and power, and the shared driveway provides parking for two to three vehicles. To the side of the garage, a charming vine-covered pergola leads to a private rear entrance, providing convenient access to both the garden and the house. Offering a rare combination of space, privacy and stunning rural surroundings, this much-loved home presents an exceptional opportunity for families, downsizers or anyone seeking a peaceful semi-rural lifestyle within easy reach of village amenities.

Approximate Area = 1584 sq ft / 147.1 sq m (excludes void)
Limited Use Area(s) = 55 sq ft / 5.1 sq m
Garage = 175 sq ft / 16.2 sq m
Total = 1814 sq ft / 168.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Charters Estate Agents Limited. REF: 1470780





Scan the QR code to find out more information about this property.

SITUATION

Ropley has an active community and a convenient bus service with immediate local facilities of a village shop, post office, primary school, church and village hall. Many recreational facilities are available covering a range of sporting clubs and excellent road networks provide easy access to the neighbouring centres of Alresford and Alton, with Winchester beyond. Nearby Alresford is a beautiful Georgian town sporting a plethora of fine colour-washed homes. It has an extensive range of boutiques and specialist shops retailing such items as antiques, gifts, food, and clothing and is supported by a host of eateries, pubs, hotels and restaurants and a enjoys a thriving café culture. Winchester has fine restaurants and bars as well as the famous Cathedral and beautiful Water Meadows. The surrounding countryside has a network of footpaths and bridleways for walking and riding. Communications are excellent with the railway station, A34, M3 and M27.



SPECIFICATION

- Detached Four Bedroom Home
- Peaceful Rural Location
- Beautiful Maintained rear garden
- Well-Presented Throughout
- Farmland Views Front and Rear
- Single Garage, Driveway & Parking

LOCAL AUTHORITY
East Hampshire District Council
Council Tax Band F

ASKING PRICE £750,000

TENURE
Freehold

Disclaimer Property Details: The information provided is for guidance only and does not form part of any offer or contract. Prospective purchasers should verify all details themselves, including measurements, services, appliances, and fittings. No detailed survey has been carried out. Employees of this firm cannot provide any representation or warranty regarding the property. Following acceptance of an offer, ID verification is required in line with Anti-Money Laundering Regulations. This is carried out by a specialist third-party provider at a cost of £60 (inc. VAT) per purchaser, payable once the offer is agreed and before the sales memorandum is issued. This fee, per purchaser, is non-refundable. For Referral Fee Disclosure, please visit: www.chartersestateagents.co.uk/compliance