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ALRESFORD

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Soames Lane, Ropley, ALRESFORD, SO24 0ER







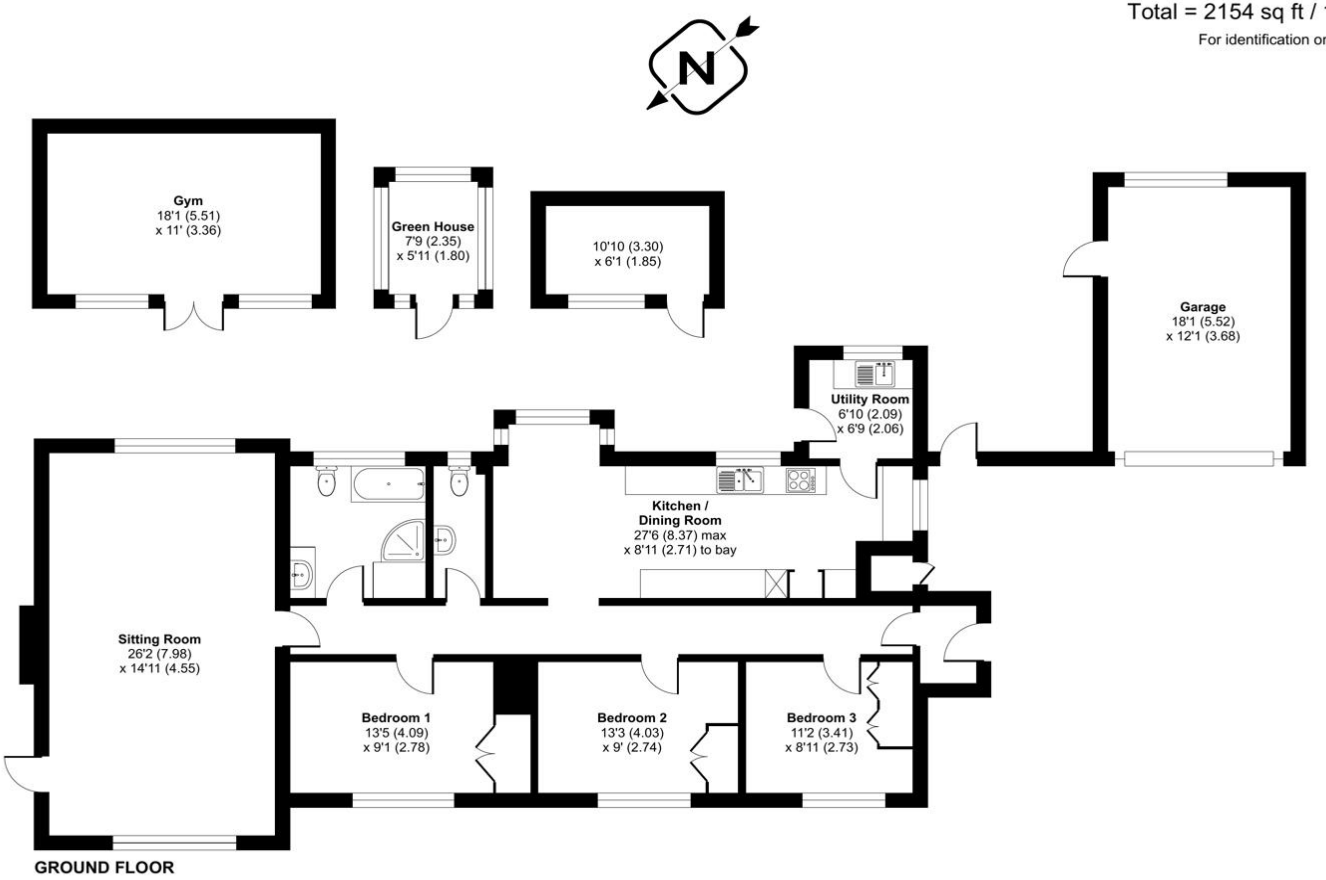




ACCOMMODATION

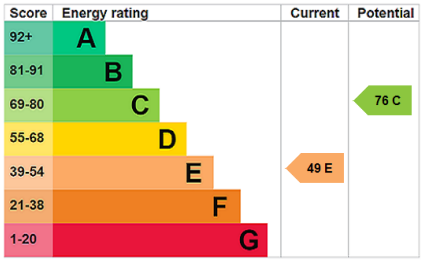
Occupying a generous plot in a highly sought-after location, this attractive detached bungalow offers an exceptional opportunity to acquire a spacious and well-presented home with plenty of scope to personalise and make your own. The versatile accommodation comprises three generous double bedrooms, a family bathroom with a separate shower, an additional cloakroom, a spacious sitting room centred around an attractive fireplace, and a superb recently fitted kitchen opening into the dining room. A separate utility room provides valuable additional storage and practicality. Outside, the property enjoys beautifully established gardens. The front garden is predominantly laid to lawn and adjoins a secluded 'secret garden', creating a peaceful and private retreat. The generous south-facing rear garden is a particular highlight, featuring a delightful patio ideal for outdoor entertaining, together with a potting shed and a useful workshop and gym. To the side of the property, the driveway provides ample off-road parking and leads to the attached garage, completing what is a wonderfully balanced home in a desirable setting.

Approximate Area = 1624 sq ft / 150.8 sq m
Garage = 219 sq ft / 20.3 sq m
Outbuildings = 311 sq ft / 28.8 sq m
Total = 2154 sq ft / 199.9 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: 1488498





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

- Sought after village location
- Stunning rural views
- Spacious living accommodation
- Level living accommodation
- External studio & workshop/gym
- Ample parking & garage



LOCAL AUTHORITY
East Hampshire District
Council Tax Band F

ASKING PRICE £725,000

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

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