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ALRESFORD

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Gascoigne Lane, Ropley, Alresford, Hampshire, SO24 0BT











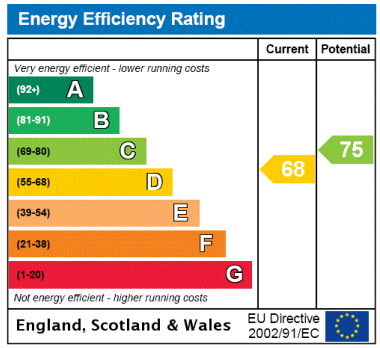
ACCOMMODATION

Westfield is a delightful detached five-bedroom home set on a secluded plot with almost 4 acres of grounds and gardens, including a small area of woodland. Situated on the edge of the ever-popular village of Ropley this attractive house has been extensively renovated and transformed into a comfortable and spacious family home offering generous living accommodation with multiple dual and triple aspect rooms offering stunning views of the grounds and surrounding countryside. The house is approached by a sweeping gravel driveway with a lovely plant filled roundabout and ample parking space for several vehicles. Tucked away to the side of the property there is also a versatile detached outbuilding with lots of potential to be converted into a workshop or home office amongst other things. The well-maintained garden wraps around the house and is mainly laid to lawn with an abundance of beautiful seasonal wild flowers. The garden is bordered by high, mature hedgerows and trees on all sides providing not only privacy but also a haven for a variety of wildlife. Once inside the house you are greeted by a well-maintained and spacious property. There is an entrance hall leading to the large kitchen/breakfast room on your left and a formal dining room to your right with double doors opening onto the side garden. The hallway then leads to the drawing room, WC and onto the delightful triple aspect family room with open fire and double doors also opening onto the side garden. On the first floor, the large triple aspect principal bedroom, complete with en-suite bathroom, has lovely views over the front of the property and the gardens to the side and rear. There are also three further double bedrooms with bedroom two also having the benefit of an en-suite bathroom. There is also a further slightly smaller 5th bedroom and a family shower room. The property is presented in good order throughout and the private generous plot helps it stand out from other properties locally.
Agents note: Please note that the photographs used are from a previous marketing campaign and therefore for illustrative purposes only.

Approximate Area = 2533 sq ft / 235 sq m (excludes store)
Garage = 371 sq ft / 34 sq m
Total = 2904 sq ft / 270 sq m
For identification only - Not to scale







RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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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 five-bedroom family home
- Three reception rooms
- Three bathrooms
- Kitchen/dining room
- Approx. four acres of land
- Far reaching views
- Attractive mature gardens
- Sweeping gravel driveway
- Secluded location

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band G

ASKING PRICE £1,295,000

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.