



ESTATE AGENTS



Ropley, Hampshire

Offers Over £539,000

# Ropley, Hampshire

Enter the property into the hall where you will find stairs to the first floor, under stairs storage and doors to the various rooms. Positioned to the right is the cloakroom which has a WC, wash hand basin and a side aspect obscure window. Positioned to the left of the hall is the sitting room which has two rear aspect windows and double doors providing access onto the patio. Completing the ground floor accommodation is the kitchen/dining room which features a full range of wall and base units with surfaces over, a sink and drainer unit, built in oven, four ring hob and the room is dual aspect with a window to the front and side.

Upstairs, there are three bedrooms. The main bedroom is positioned to the rear of the landing and enjoys views over the garden, additionally, the bedroom is dual aspect. The two remaining bedrooms are located to the front of the landing. Completing the first floor is the shower room which has been refitted to include a corner shower cubicle, WC, wash hand basin, part tiled walls and a side aspect obscure window. Off the landing and via a loft hatch is access through to the bonus room. The bonus room has been carpeted, has skylights, power and light.

To the rear there is an area of patio immediately off the property with an area of lawn beyond. To the left hand side of the property is the garage which is tandem length, has a side aspect door, rear aspect window, power, light and to the front an up and over door. To the front of the property there is ample parking and a five bar gate.

Freehold  
Council Tax : E

- Three Bedroom Home
- Detached
- 17'4 Sitting Room
- 17'6 Kitchen/Dining Room
- Downstairs Cloakroom
- Refitted Shower Room
- Bonus Room
- Tandem Length Garage
- Well-Proportioned Garden
- Sought After Location



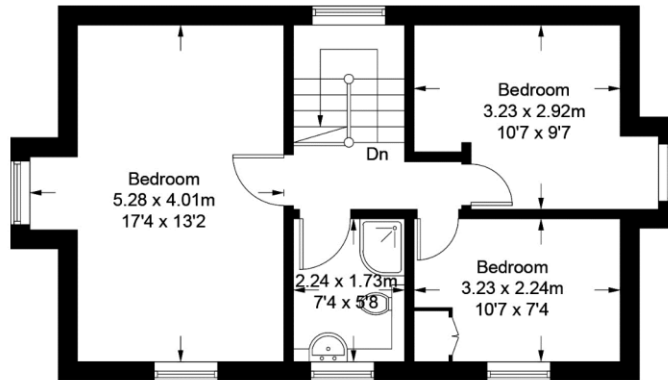
# Floorplan

## Darvil Road, SO24

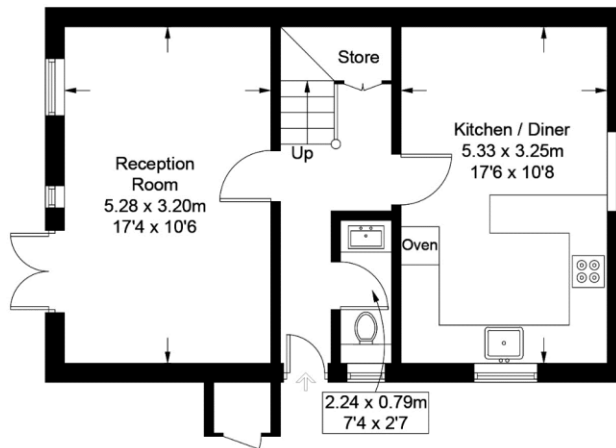
Approximate Gross Internal Area = 92.5 sq m / 996 sq ft  
(Excluding Loft)

External Cupboard / Outbuilding = 20.1 sq m / 216 sq ft

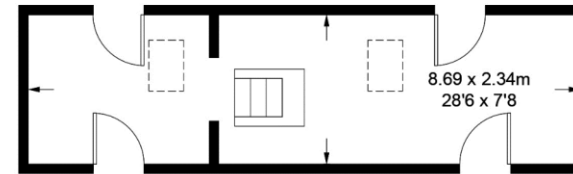
Total = 112.6 sq m / 1212 sq ft



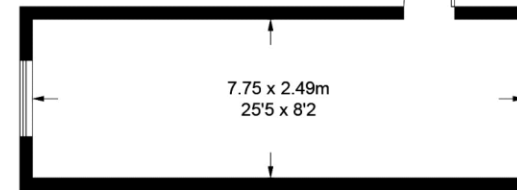
**First Floor**



**Ground Floor**



**Loft**



(Not Shown In Actual Location / Orientation)

**Outbuilding**

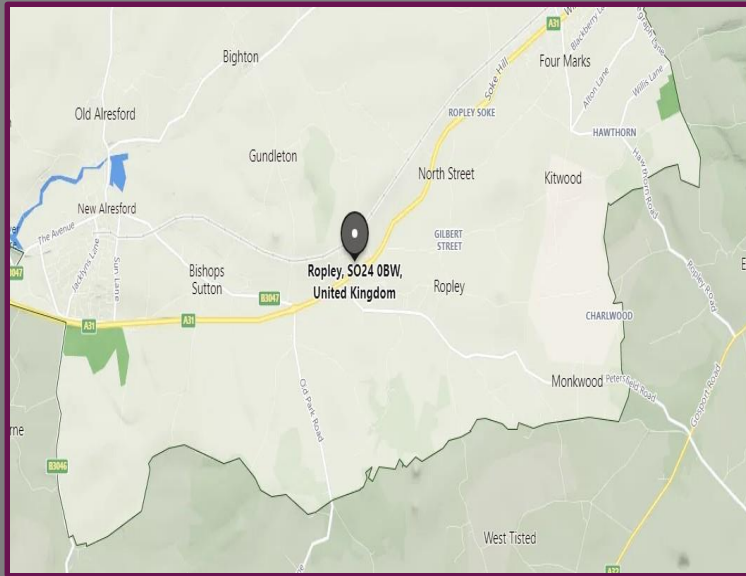
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID837401)

# Location

This property can be found in Darvill Road in Ropley. A conveniently positioned residential location offering direct access onto the A31 serving both Alton and Winchester. In the immediate area there is a filling station and store with further shops found in Alresford and Four Marks. Mainline train stations serving London Waterloo are located in Alton and Winchester.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	78   C
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

ALTON: 72a High Street, Alton, Hampshire, GU34 1ET

Tel: 01420 541454 | Email: alton@bourneestateagents.com

Web: www.Bourneestateagents.com