



At home in Ropley

The Clock House, Stapley Lane

ALRESFORD, HAMPSHIRE, SO24 0EL

Asking Price £975,000

- Secluded Plot in Village Location
- Private Lawned Garden with Hot Tub
- Large Amount of Flexible Accommodation
- Immaculate Contemporary Interiors throughout
- Five Bedrooms and Three Bathrooms
- Excellent Parking and Garage

A wonderful family home offering some 2,900 square feet of flexible living space, with immaculate, contemporary interiors throughout. The property is set on a lovely westerly facing plot in a quiet semi-rural location on the edge of the popular village of Ropley. It enjoys seclusion and privacy in the garden and has good parking to the front as well as a garage.

On the ground floor the accommodation comprises a welcoming reception hall, spacious sitting room with wood burning stove, stylish shutters to the front and sliding doors to the garden leading directly to the patio and hot tub. Two separate study/offices can be found off the living room providing the flexibility to use one as a further bedroom (five) or a playroom with its en-suite bathroom facilities. Bedroom three is accessible from the hallway along with the utility room and large family bathroom with separate bath and shower cubicle.

The remainder of the ground floor comprises the family room/snug with tiled flooring and direct access to the patio and garden. The family room leads to the beautiful John





Lewis kitchen with island unit, granite work surfaces, full range of integrated appliances and walk-in pantry cupboard with open plan access to the vaulted ceiling dining room that also has doors leading directly to the patio and garden.

On the first floor one of the three substantial double bedrooms can be accessed directly from the hallway with a further two bedrooms with bathroom and modern suite accessed via a separate staircase.

Outside the secluded garden is mainly laid to lawn and surrounded by mature trees and benefits from a large paved patio area for seating and entertaining. The hot tub sits under a covered area in this west facing garden and benefits from the afternoon and evening sun - a raised deck area is perfectly placed to while away lazy summer afternoons and evenings al fresco.

Ropley is a popular village, where newcomers will be readily welcomed by the community and there is plenty of opportunity to join in with the multitude of local clubs and events should you wish to. It is a quiet village, but has easy access to the A31 and A32 which allow access to London, Winchester and the Midlands. Mainline rail access to London is from Petersfield and Alton. There is a good primary school in the village with a secondary school in nearby Alresford and sixth form education available in both Winchester and Alton. Excellent private education is available in Petersfield and Winchester.

SERVICES

We understand that mains electricity and water are connected. Oil-fired central heating and a private drainage system.

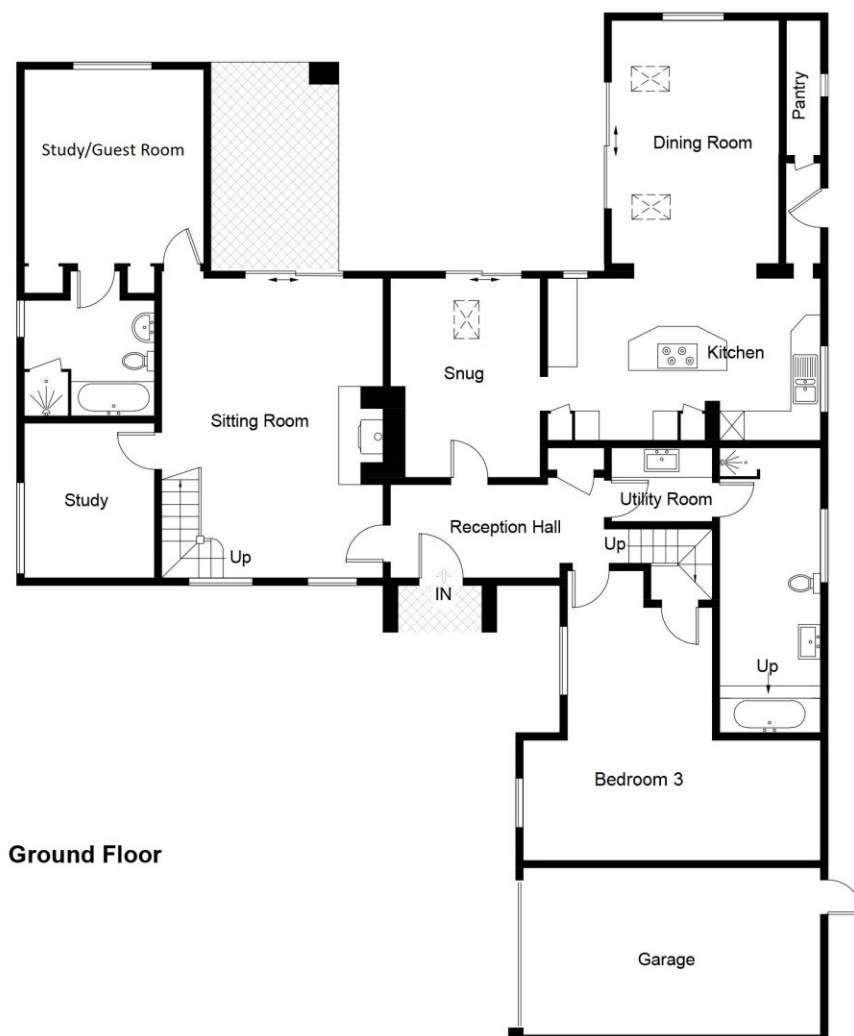
LOCAL AUTHORITY INFORMATION

East Hampshire District Council
Council Tax Band: F

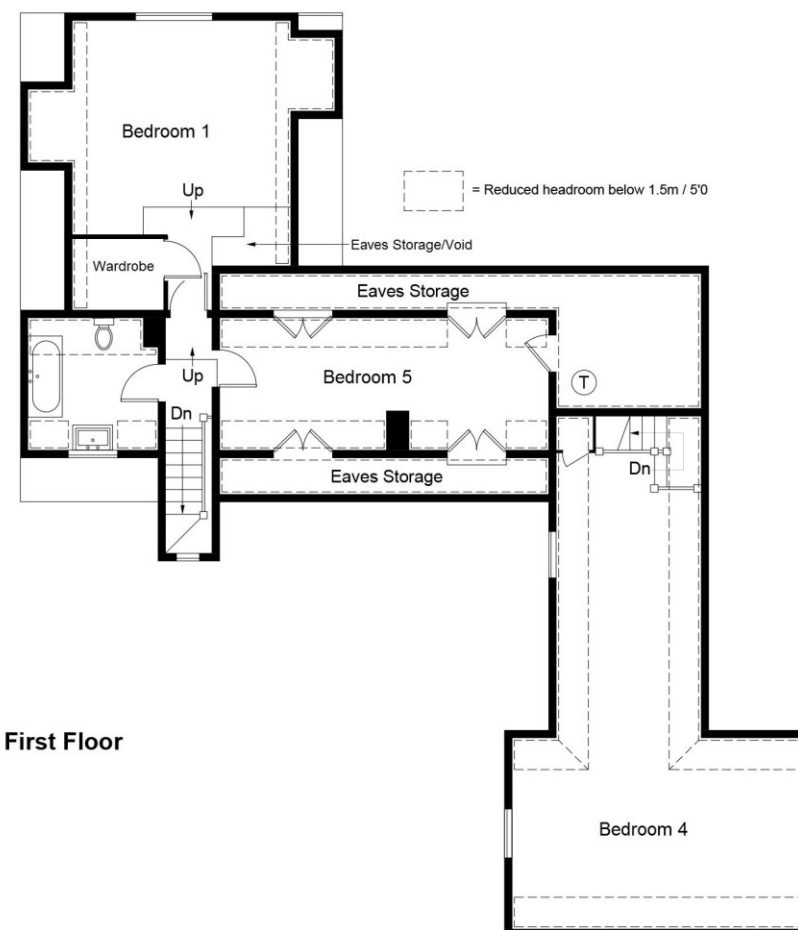
DIRECTIONS

From the Shell Garage on the A31 in Ropley: Turn into Petersfield Road, and follow for about 1.3 miles. On a left hand bend, turn right into Stapley Lane and follow this road for about 400 metres. The Clock House will be found on the right hand side.





Ground Floor



First Floor

Approximate Gross Internal Area = 269.1 sq m / 2896 sq ft

(Excluding Eaves Storage)

Garage = 20.6 sq m / 222 sq ft

Total = 289.7 sq m / 3118 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2017 (ID319130)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	56
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential	
Very environmentally friendly - lower CO ₂ emissions				
(92-100)	A		70	
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F	51	51	
(1-20)	G			
Not environmentally friendly - higher CO ₂ emissions				
England, Scotland & Wales		EU Directive 2002/91/EC		

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

