

Hellards



At home in Ropley

Greville House, North Street

ROPLEY, ALRESFORD, HAMPSHIRE, SO24 0DF

Asking Price £750,000

- Delightful Double-Fronted Period Property
- Extended to the Side and Rear
- Lovely Garden with Views over a Field
- Outbuildings measuring 46' x 16'
- Four Bedrooms and Two Bathrooms
- Well Presented Throughout

A delightful double-fronted period property, which has been extended to the side and rear, offering a surprising amount of versatile space, ideal for entertaining and family living. The house is set on a large south-easterly facing plot, with views over an adjoining field from the garden and house. Of particular note is the large outbuilding to the side of the house measuring 46' x 16', which would be ideal for hobbies or storage.

The property is approached from the driveway, with an enclosed porch, which opens to the long sitting room, which spans the width of the house, and features a wood-burning stove and wooden flooring. Double doors open to a small study, which has the same wooden flooring and a window to the front. The spacious kitchen/breakfast room includes built-in cupboards with worktops and tiling above, and built-in appliances which include a fridge/freezer and dishwasher, and a range cooker. There is tiled flooring, French doors to the garden, stairs to the first floor, and an understairs cupboard. Off the kitchen is a dining room, with tiled flooring and French doors to the garden, a utility room and cloakroom.





On the first floor, doors lead off the landing to the bedrooms, three of which are double rooms. The principal bedroom has an en-suite shower room, with a modern white suite comprising a shower enclosure, wash hand basin and WC. The second bedroom has fitted wardrobes and views over the garden. Bedroom three has a window to the front, as has bedroom four, as well as an airing cupboard housing the hot water tank and boiler. The bathroom has a white suite comprising a bath, a separate shower enclosure, WC, wash hand basin, and a heated towel rail.

Greville House is located on the edge of the popular village of Ropley and within easy reach of the historic market town of Alresford. Ropley is a thriving and active village community with a shop with Post Office, Primary School, Church, Village Hall, Coffee Rooms and Recreation Grounds, and has its own restored railway station on the Mid Hants Railway running between Alton and New Alresford. There is easy road access to London, Winchester and Southampton on the A31 and there is a bus stop within walking distance, servicing the secondary schools in both Alresford and Alton, and also Alton and Peter Symonds Sixth Form Colleges. Rail access to London is available from Alton, Winchester and Petersfield. Southampton Airport is about 30 minutes' drive and Heathrow about an hour away.



SERVICES

Mains water and electricity. Gas heating. Private drainage system.

LOCAL AUTHORITY INFORMATION

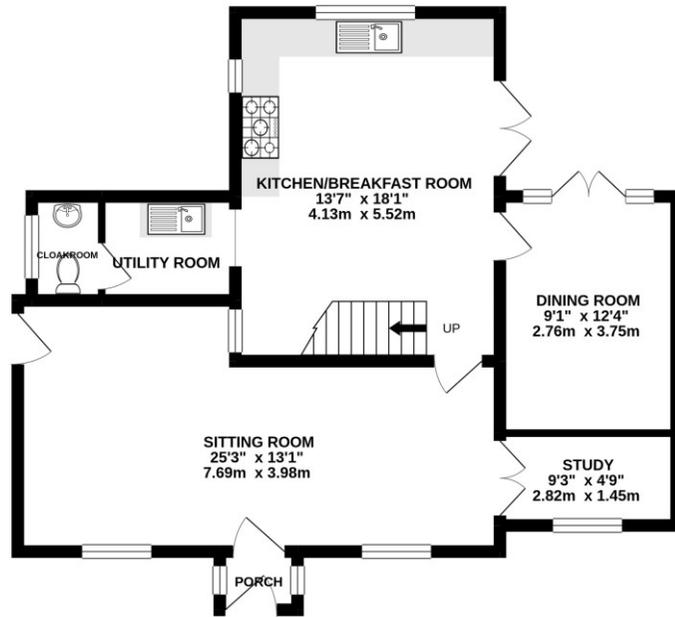
East Hampshire District Council
Council Tax Band: F

DIRECTIONS

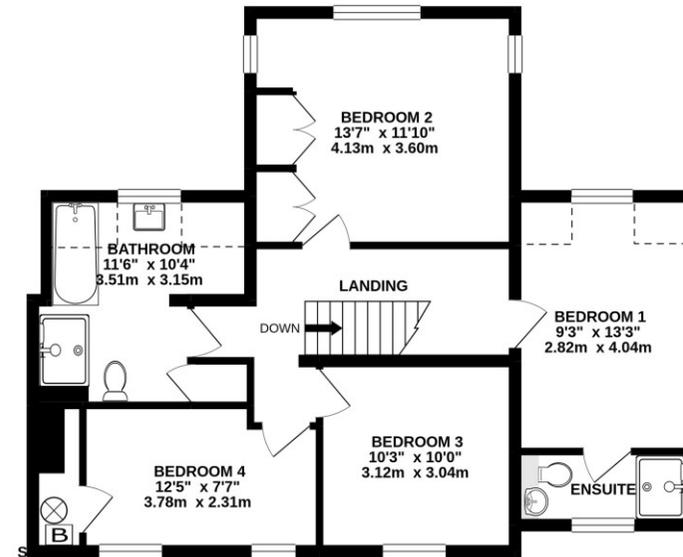
From the centre of Alresford proceed along East Street and through Bishops Sutton. At the roundabout with the A31, take the 1st exit and proceed in the direction of Alton. After approximately 2 miles Greville House is the last of the group of houses on the right hand side, just past Rookwood Lane. If you reach the dual carriageway you have gone too far.



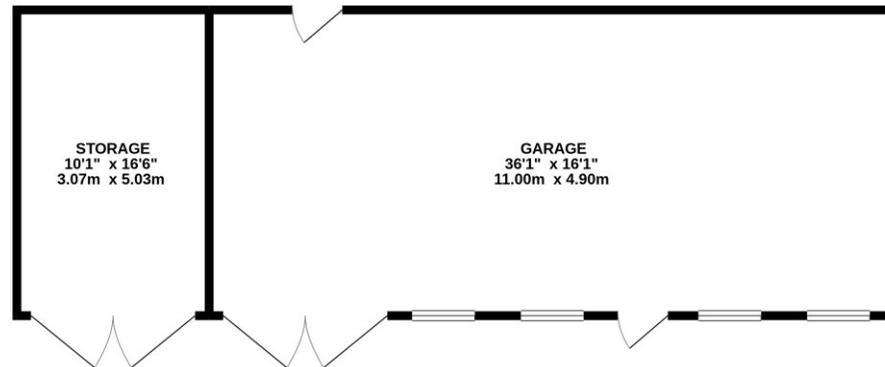
GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



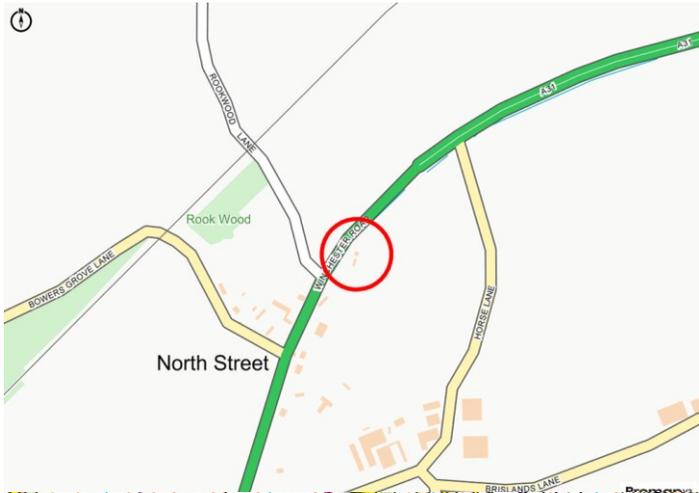
GARAGE
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 2241 sq.ft. (208.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	65
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	50
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92-100) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	63
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.

