



**Briarside, Gascoigne Lane, Ropley, Alresford**

*At home in Hampshire*

  
**Hellards**

# Briarside, Gascoigne Lane

ROPLEY, ALRESFORD, HAMPSHIRE SO24 0BT

## Guide Price: £1,050,000

- Modern Detached House built in 2006/7
- Overall Plot Size of 0.91 Acres
- South-Facing Garden and Adjoining Paddock
- 4 Bedrooms and 3 Bath/Shower Rooms
- Spacious Ground Floor Accommodation
- No Chain

A well-designed and spacious modern house, built to a continental high specification in 2006/7. Briarside is set on a sizeable plot of 0.91 acres, with an attractive south-facing garden and adjoining paddock. The property is timber framed and rendered and incorporates eco features which include a solar panel providing hot water, a heat recovery and ventilation system, and air source heat pumps, and has been thoughtfully designed with generous room sizes and a natural flow to the space. There is a high specification of insulation with a warm loft. Underfloor heating to the upstairs en-suite and family bathroom and there are thermodynamic electric radiators throughout, each with an individual radio-controlled thermostat. No onward chain.

The property is discretely tucked away behind Gascoigne Lane down a long driveway, with views over fields. The front door of the house opens to a welcoming entrance hall, with a coats cupboard, stairs to the first floor, and a shower/cloakroom. On the other side of the hall is a study, which doubles as a fourth bedroom. Double doors open to the sizeable sitting room, which features a fireplace with wood-burning stove, and a bow window with a door to the garden. The light and airy dining room has a sliding door to the garden, and is open-plan to the kitchen, which features a range of units and drawers, with worktops, a breakfast bar and views of the garden. Off the kitchen is a cloakroom and utility room, with a door to outside.

At the top of the stairs is a spacious galleried landing, with an airing cupboard and study area. The principal bedroom features built-in wardrobes and doors to a wide balcony, with views of the garden and paddock. In addition, there is an ensuite shower room and walk-in wardrobe. There are two further double bedrooms and a family bathroom.





In the driveway, there is a large outbuilding in need of upgrading, with internal measurements of 8.63m x 4.35m. The rear garden enjoys a private, south-facing aspect, with a paved terrace adjoining the rear of the house, a lawn, shrub beds and mature planting. A gate leads through to a separate paddock.

#### **SERVICES**

Mains electricity and water are connected. Private drainage. Eco features: solar thermal panel provides hot water. Heat recovery and ventilation system. Air source heat pump. Underfloor heating in first floor bathroom and ensuite. Thermodynamic electric radiators with radio controlled thermostats.

#### **LOCAL AUTHORITY INFORMATION**

East Hampshire District Council  
Council Tax Band: G

#### **DIRECTIONS**

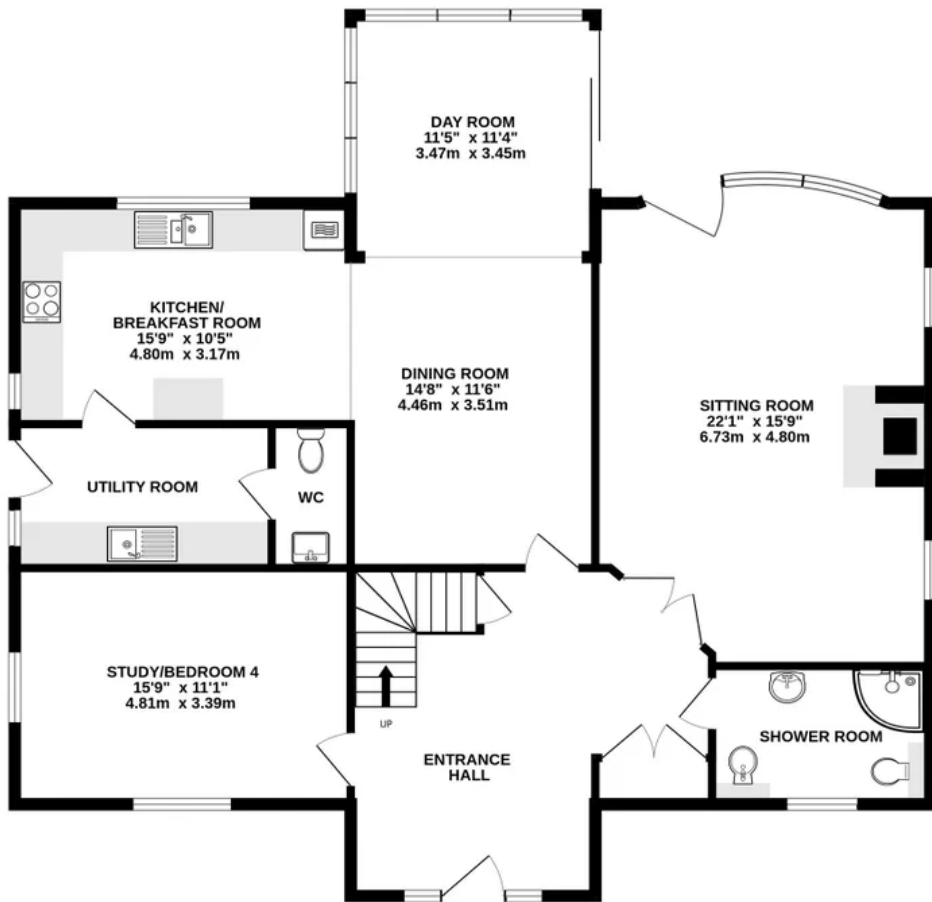
From the roundabout on the A31 Alresford bypass:  
Proceed in the direction of Alton on the A31, passing the Shell garage on your right, continuing for about 1 mile.  
Turn right into Gascoigne Lane. After about 600 metres, Briarside will be found on the right hand side.

**What3words: ///breakfast.gaps.earpiece**

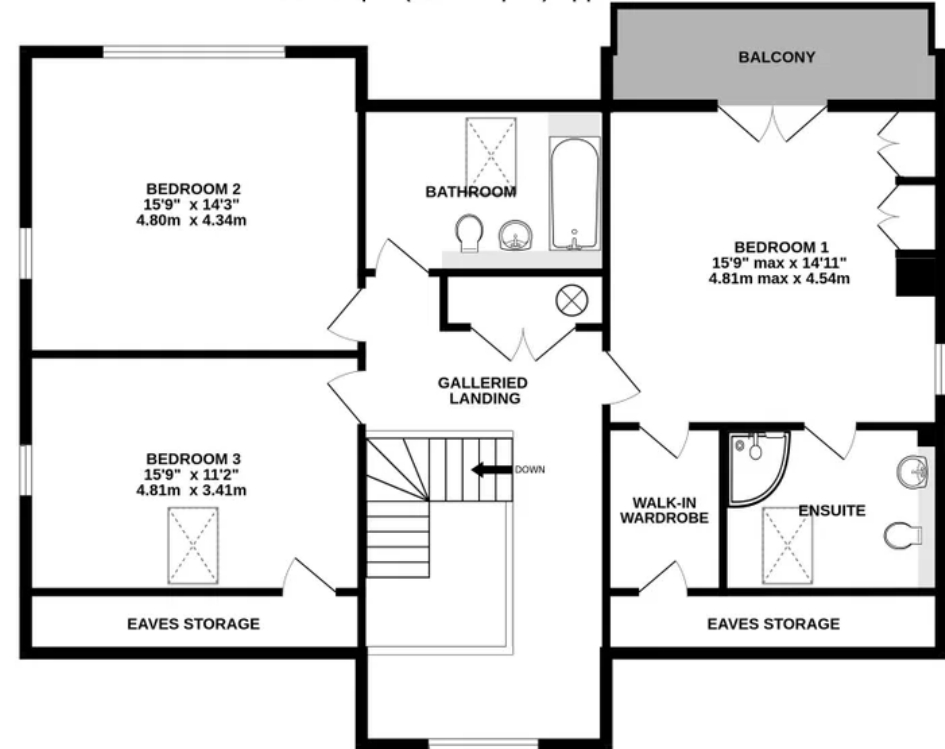




**GROUND FLOOR**  
1371 sq.ft. (127.4 sq.m.) approx.



**1ST FLOOR**  
1194 sq.ft. (110.9 sq.m.) approx.

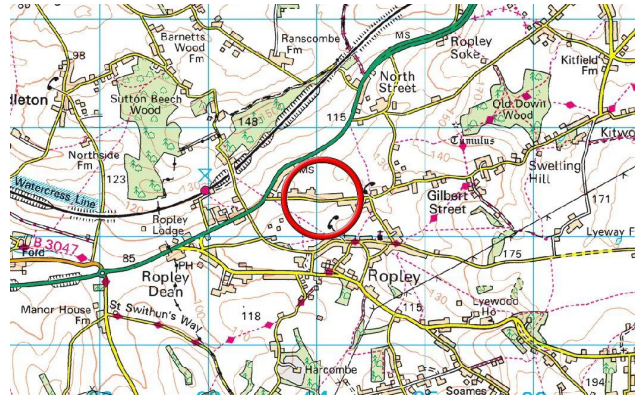


**TOTAL FLOOR AREA : 2565 sq.ft. (238.3 sq.m.) approx.**

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.