

  
Hellards



*At home in Ropley*

# Broad Oaks, 2 Dene Acre

THE DENE, ROPLEY, ALRESFORD, HAMPSHIRE, SO24 0BH

## Offers In Excess Of £700,000

- Substantial 1800 Sq Ft Four Bedroom House
- Double Aspect Sitting Room
- Modern Fitted Kitchen/Breakfast Room
- Study/Office, Utility and Cloakroom
- Family Bathroom and En-suite Shower Room
- Front and Rear Gardens
- Driveway Parking and Double Garage
- No Onward Chain

This substantial family home is ideally situated on a generous plot and set back from the road with rural views from the first floor. The front drive boasts ample off-road driveway parking leading up to a detached double garage.

There is a pathway to the front door which opens into the enclosed porch with a door to a downstairs cloakroom and a door directly ahead leading in to a welcoming entrance hall. Double doors to the left lead into a double-fronted sitting room with a bay window to the front and sliding doors leading out to the rear garden. The dining room overlooks the rear garden and has an internal glass wall and rear sliding doors to the patio. There is a separate study/ office room with a window to the front. The modern fitted kitchen includes eye and base level units with a range of integrated appliances and a breakfast bar/island in the centre, there are sliding doors leading out to the patio. The downstairs also includes an office and utility room and with side door.





The first floor continues to impress with four bedrooms with ample storage served by a family bathroom with a separate shower and bath. The large landing space could be used as a study space. The bedroom boasts a modern en-suite a double waterfall shower. There is an enclosed rear garden that is mainly laid to lawn with a sizeable patio area. The garden also includes a caged vegetable patch, green house, summer house and a large shed offering great additional storage.

The property is offered to the market with no onward chain.

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.

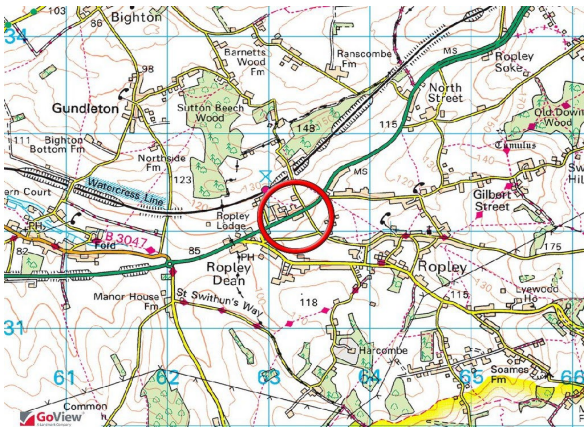
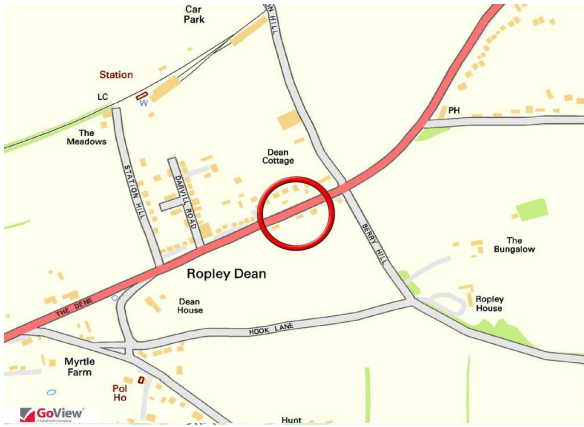


### **SERVICES**

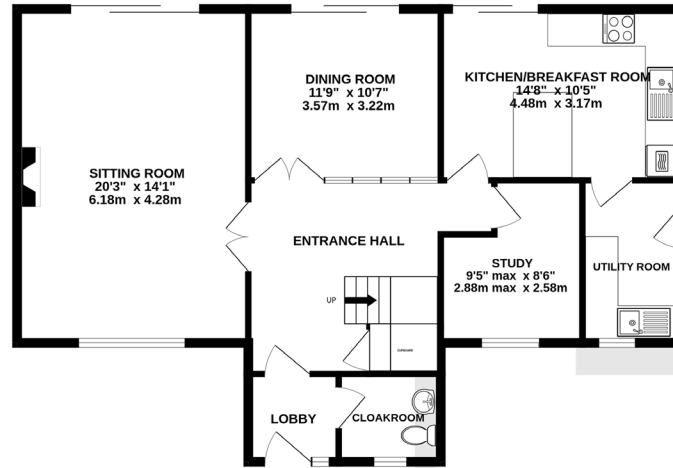
Mains water and electricity connected. LPG heating. Private drainage system.

### **LOCAL AUTHORITY INFORMATION**

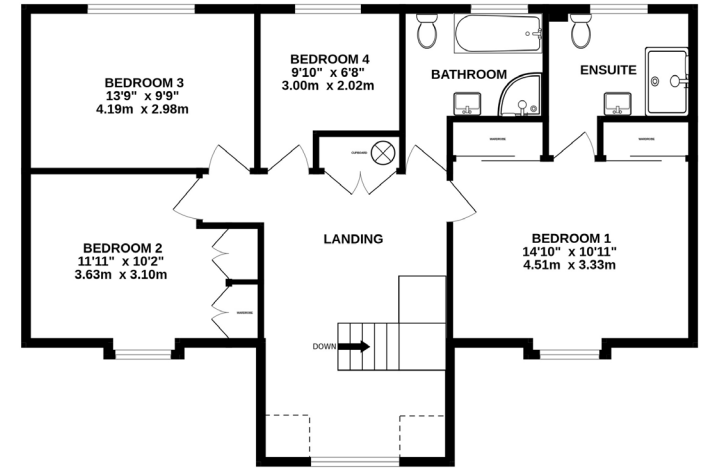
East Hampshire District Council  
Council Tax Band: G



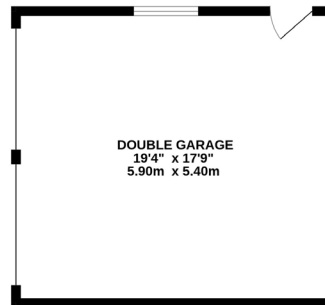
GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR  
910 sq.ft. (84.6 sq.m.) approx.



GARAGE  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 2154 sq.ft. (200.1 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>		
(39-54) <b>E</b>	43	59
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

