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Ashley Cottage, Vicarage Lane, Ropley, Alresford,  
Hampshire, SO24 0DU



# Ashley Cottage, Vicarage Lane, Ropley, Alresford, Hampshire, SO24 0DU

Guide Price £579,500

A charming, comfortable and good sized attached cottage offering 3/4 bedroom accommodation and a large garden in a delightful central village setting enhanced by Southerly country views. Believed to date from the early-mid Victorian era, the property is embellished with flint, brick and tile hung elevations under slate roofs incorporating a two storey rear extension, which captures the outlook over the Southerly facing garden, the adjoining field and gently rolling countryside beyond. Being one of a dissimilar adjoining pair, the cottage has a wealth of character features. Higher ceilings upstairs, stripped natural and contemporary pine internal doors, several picture rails, deep skirting boards and moulded architraves, and two fireplaces are to name a few. This resplendent cottage has remained in the same family ownership since the first half of the 20th century and now has the benefit of an oil heating system with radiators and individual thermostatic controls to the bedrooms, uPVC double glazing with majority fanlights and security window locks, and uPVC finish to the main fascia boards.

The cottage lies in the very heart of Ropley village set away from main roads and enjoys open aspects to both the front and rear over the recreation fields diagonally opposite and a meadow respectively. In the best traditions of village life, Ropley has a well conserved village centre which incorporates a primary school, shop and post office, Church of St Peter under restoration, unique coffee/meeting room, village hall with a toddlers nursery, and an eclectic mix of sports and interest clubs, and a programme of events including the annual pram race. Footpaths featuring St Swithin's Way and bridleways traverse the surrounding countryside with the serene valley of the River Itchen to the West. The major centres of Alton, Petersfield and Winchester have high street shops, major stores, state and private schools, colleges, commuter trains to London Waterloo and golf courses, whilst Alresford, 3 miles away, has a famous Broad Street, useful shops, Perins Academy senior school and annual agricultural shows and watercress festivals in September and May respectively.

## Ground Floor

Lantern light with panelled effect part arched glazed front door to:-

## Reception Hall

Front aspect. Archway. Ceramic tiled floor to wide main area, wood effect vinyl to remainder. Thermostat.

## Sitting Room 18' 5" x 13' 10" (5.61m x 4.21m)

Triple aspect - front and rear. Recessed fireplace fitted with multi fuel burner stove, marble hearth and elegant pine pillared mantelpiece, coved ceiling. 2 radiators, tv aerial socket. Glazed panelled doors to kitchen and study/bedroom 4. Sliding patio door to:-

## Conservatory 12' 0" x 11' 1" (3.65m x 3.38m)

Triple aspect commanding views over rear garden to countryside beyond. With pitched translucent roof. 2 fitted lights, power. Tilt and slide patio door to sun terrace/rear garden.

## Study/Bedroom Four 10' 5" x 7' 8" (3.17m x 2.34m)

Rear aspect. At lower level to sitting room. Part vaulted ceiling, radiator, tv aerial socket. Pair of French doors to sun terrace/rear garden.

## Kitchen Diner 14' 6" x 12' 1" (4.42m x 3.68m)

Front aspect. Refitted to white tongued and grooved theme with brushed chrome finished handles integrated with split level Stoves Newhome white electric double oven, Stoves Newhome ceramic hob and concealed white hood. Affording space for dining table and chairs and providing fitted floor cupboards, top and pan drawers, beech effect laminated worktops inset with stainless steel one and a quarter bowl single drainer sink, mixer taps, tiled splashbacks and matching double pelmetted wall cabinets with wine ports and corner larder. Plumbing for dishwasher, space for fridge. Picture rails, radiator, telephone point, wood strip effect vinyl flooring, fluorescent light.

## Cellar 8' 5" x 6' 5" (2.56m x 1.95m) excluding deep sill

Approached from reception hall via pine door and open tread wooden stairs. Light and power. Worcester oil boiler, digital programmer.

## 2nd Bathroom 10' 7" x 8' 6" (3.22m x 2.59m) overall

Front window. Suite of pine panelled bath with mixers/shower attachment, oval wash basin with mixer tap and double vanity cupboard, and WC. Tiled surrounds, wood strip effect vinyl flooring, radiator, picture rails. Plumbing for washing machine, fitted shelf above. Fitted walk-in broom cupboard - recessed shelves. Fitted deep corner shelved cupboard.

## First Floor

From kitchen diner, pine door to inner hall area with straight stairs and pine hand rail to:-

### **Extensive Landing Main area 14' 7" x 5' 8" (4.44m x 1.73m) including stairway**

Front aspect. Pine spindle gallery, picture rails. Velux vaulted roof window at rear. Pine ledged door to airing cupboard - hot water cylinder, immersion heater. High level storage cupboard.

### **Bedroom One 14' 0" x 11' 8" (4.26m x 3.55m) excluding door recess**

Twin aspect - rear and front - enjoying distant country views towards Bramdean Common and aspect over cricket and football pitches diagonally opposite. Recess suitable for chest of drawers. Radiator. Telephone socket. Pine hatch to rear loft.

### **Bedroom Two 12' 8" x 8' 9" (3.86m x 2.66m)**

Front aspect along Vicarage Lane and over sports pitches diagonally opposite. Picture rails, radiator. Hatch to front loft.

### **Bedroom Three 11' 1" x 8' 5" (3.38m x 2.56m)**

Including delightful cast iron fireplace with mantelpiece. Front aspect over drive and garden. Picture rails, radiator.

### **Main Bathroom 9' 11" x 6' 6" (3.02m x 1.98m)**

Rear aspect over gardens with rural view towards Bramdean Common. White 4 piece suite with chrome finished fittings to maple effect panelled bath with mixers/shower attachment, corner curved glazed and tiled shower enclosure with mixer fitment, oval vanity wash basin with double cupboard below, and dual flush WC. Part tiled walls, downlighting, extractor fan with isolator, radiator, fitted chrome towel rails.

## Outside

Pair of 5 bar gates and matching pedestrian gate to widening pea shingle driveway/parking with tap, external electric meter box and:-

### **Detached garage/workshop 16' 8" x 14' 1" (5.08m x 4.29m)**

Of brick and pitched slate roof construction with external floodlight. Up-and-over door, opaque side and rear windows, lighting, power, fusebox. Ledged and braced timber personal side door to rear garden. Paved trailer space alongside.

## Lovely Large Gardens

Extend to the rear, the Southerly side and back onto a meadow enjoying views over several miles of part wooded countryside. The front is enclosed by a closeboarded fence and features a lawn with several ornamental trees/shrubs, evergreens, wisteria in corner border and recess for bins. At side of garage, timber garden shed 11' 7" x 7' 7" (3.53m x 2.31m) internally. Further small timber shed partially screening plasticised oil storage tank. Fuel store. Gate and side grass pathway lead to the rear. There is a sheltered tiled and paved sun terrace with floodlight adjoining the conservatory and study/bedroom four. The lawn beyond has several flower/shrubbery borders, ornamental/evergreen trees, honeysuckle and paving to third timber shed screened by trelliswork. It is enclosed at the rear by hedge and gate, which backs onto a meadow.

### **Overall Plot Size 132' depth x 62' width (40.23m x 18.88m)**

Width dimension taken across rear garden beyond garage and conservatory.

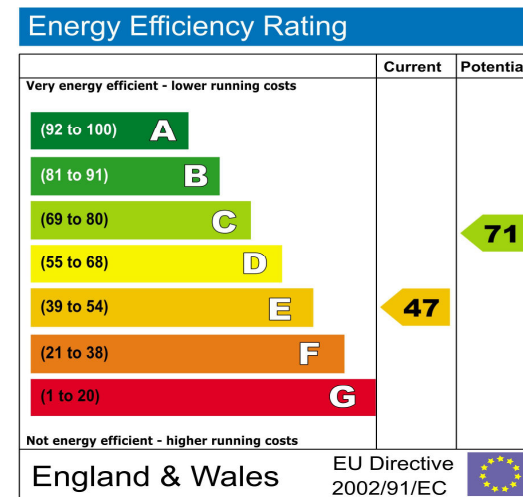
## Local Authority

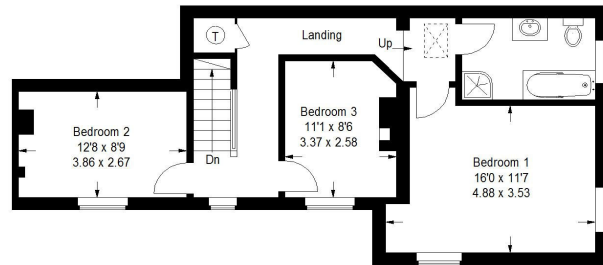
East Hampshire District Council, Penns Place, Durford Road, Petersfield. Hampshire GU31 4EX [www.easthants.gov.uk](http://www.easthants.gov.uk) Tel: 01730 266551

## Directions

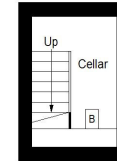
From Alton, take the A31 towards Alresford and Winchester. Upon entering Ropley and the 40mph speed limit, turn 2nd left signposted village centre into Berry Hill. Continue on this road without deviating for 0.7 mile where the property is on the right opposite the recreation ground and before the village hall.

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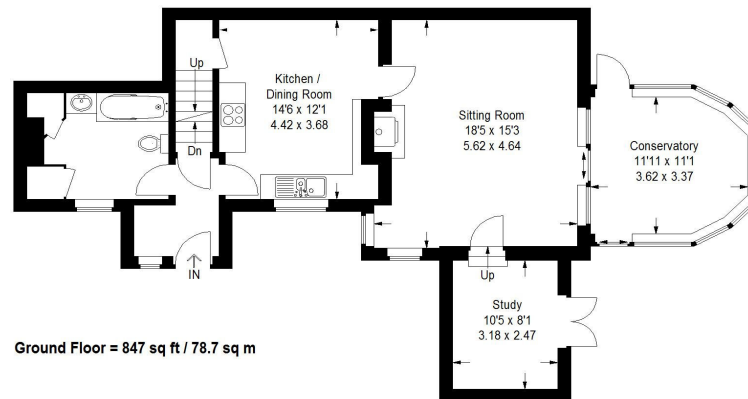




**First Floor = 618 sq ft / 57.4 sq m**



**Cellar = 67 sq ft / 6.2 sq m**



**Ground Floor = 847 sq ft / 78.7 sq m**

Approximate Gross Internal Area = 1465 sq ft / 136.1 sq m  
Cellar = 67 sq ft / 6.2 sq m  
Total = 1532 sq ft / 142.3 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Viewing is by prior arrangement.  
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