

4 Dene Close

Ropley, Alresford, Hampshire SO24 0BN

Offers in excess of £390,000

wpr



4 Dene Close

Ropley, Alresford, Hampshire, SO24 0BN

Price Offers in excess of £390,000 Freehold

- Village centre & primary school 1.25 miles
- Easy access to A31
- Alresford & Itchen Valley 3 miles
- Alton within 7.5 miles

A completely refurbished 2 bedroom bungalow with a delightful south facing garden located in a quiet cul-de-sac in Ropley Dene.

- Living room with bi-fold doors to garden
- Brand new kitchen with appliances
- Brand new bathroom
- 2 bedrooms
- Entrance hall
- Efficient to run with under floor heating to the kitchen & bathroom
- Chain-free Sale

DESCRIPTION

This delightful end of terrace bungalow lies towards the end of Dene Close, a no through road. There is driveway parking to the front for several vehicles as well as a lawned garden and path leading to the front door. There is an entrance hall allowing access to all rooms. The kitchen has been fitted with a range of base and wall units with light worktops over and tiled flooring. The living room overlooks the rear garden and has bi-fold doors opening directly onto the patio which is perfect for entertaining, there is also an open fire. There are 2 bedrooms as well as a brand new bathroom fitted with white suite and shower over the bath with tiled floor. The rear garden is completely private and has a large patio and an area of lawn and is enclosed by fencing. There is no onward chain.



LOCATION

The property is in Ropley Dene, part of the parish of Ropley village, which has regular bus services. The surroundings include properties of varying ages, sizes and types to the north of the A31. In the best traditions, Ropley has a well conserved village centre which incorporates a primary school, village shop and post office, Church of St Peter (under restoration), unique coffee/meeting room, village hall and sports field with pavilion and an eclectic mix of sports and interest clubs and a programme of events. Footpaths 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, state and private schools, colleges, commuter trains to London Waterloo and golf courses, whilst Alresford has a landmark Broad Street, useful shops, Perins Academy senior school and annual agricultural shows and watercress festivals customarily in September and May respectively.

DIRECTIONS

From Alton on the A31, proceed towards Winchester for about 6 miles. Upon entering Ropley Dene and after the crossroads, on the straight stretch of the A31, turn first right into Darvill Road where Dene Close is on the left hand side.

COUNCIL TAX

Band D - East Hampshire District Council.

SERVICES

Mains water and electricity.



78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wpr.co.uk

VIEWING

Strictly by prior appointment with Warren Powell-Richards



4 Dene Close, Ropley

Approximate Gross Internal Area = 54.2 sq m / 583 sq ft

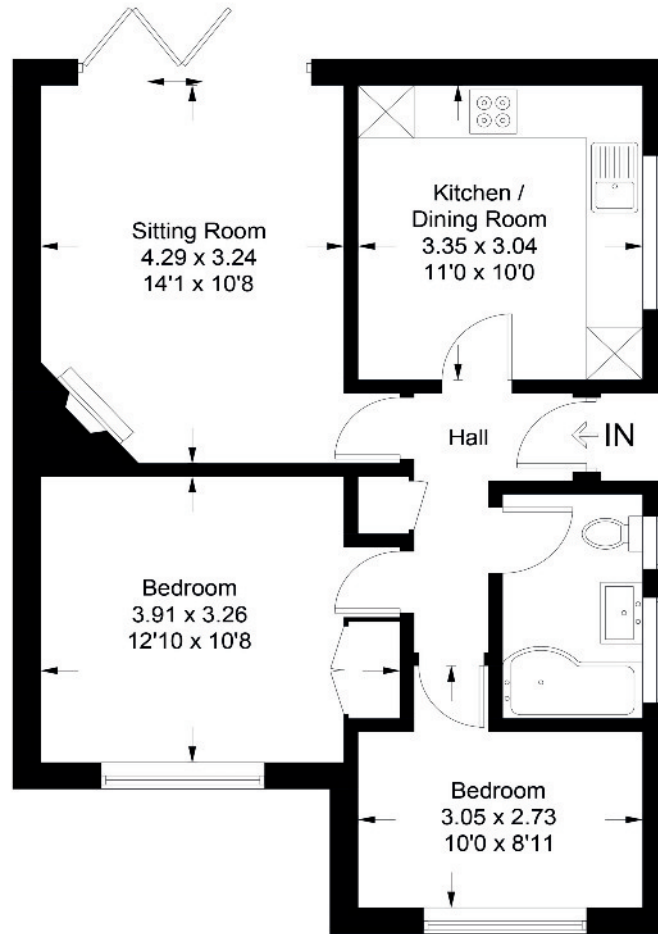


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID877392)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Office Locations: Alton • Farnham • Fleet • Godalming • Grayshott • Haslemere •

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.