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Brambles

The Dene, Ropley, Alresford, Hampshire, SO24 0BG

Offers over £450,000



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Offers over £450,000 Freehold

- Village centre & Primary school 1.4 miles
- Easy access to A31
- Alresford & Itchen Valley 2.75 miles
- Alton within 8 miles

Commanding a 73' frontage to a short unmade lane with miles of open fields opposite, an individual 2/3 bedroom detached bungalow of great potential needing full refurbishment

- Recessed porch & reception hall
- Twin aspect sitting room + conservatory
- Kitchen diner, lobby & utility
- 2 double bedrooms
- En-suite (former bedroom 3)
- Bathroom
- 2 drives, large garden studio & shed
- Garden needing attention
- Chain-free sale

DESCRIPTION

Offering potential for substantial improvement, enhancement and enlargement subject to the necessary consents, Brambles is a mature bungalow estimated to date from circa 1960 with features including a log burning stove in the brick fireplace of the sitting room, built-in cupboards including double wardrobes to both bedrooms, and radiators to an oil heating system with a decommissioned boiler. The original third bedroom has been changed to an en-suite during recent years whilst there is a fitted ladder to the loft.



LOCATION

Tucked away in a small unmade lane leading to a limited number of properties, an abiding characteristic of Brambles is the view across open fields directly opposite towards Bramdean Common. The property is in Ropley Dene, part of the parish of Ropley village, which has regular bus services, easy access to the A31, a filling station and Thai restaurant. In the best traditions, Ropley has a well conserved village centre which incorporates a primary school, village shop and post office, recently restored Church of St Peter, unique coffee/meeting room, village hall and sports field with a 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 watercross festivals.

DIRECTIONS

From Alton on the A31, proceed towards Winchester for about 6 miles. Upon entering Ropley Dene continue passing the filling station on the left and turn immediately left into the unmade track where Brambles is second on the left.

COUNCIL TAX

Band E - East Hampshire District Council.

SERVICES

Mains water and electricity. Private drainage.

NB

We have been unable to confirm whether certain items included with the property are in full working order. Any prospective purchaser must accept that the property is for sale on this basis.



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VIEWING

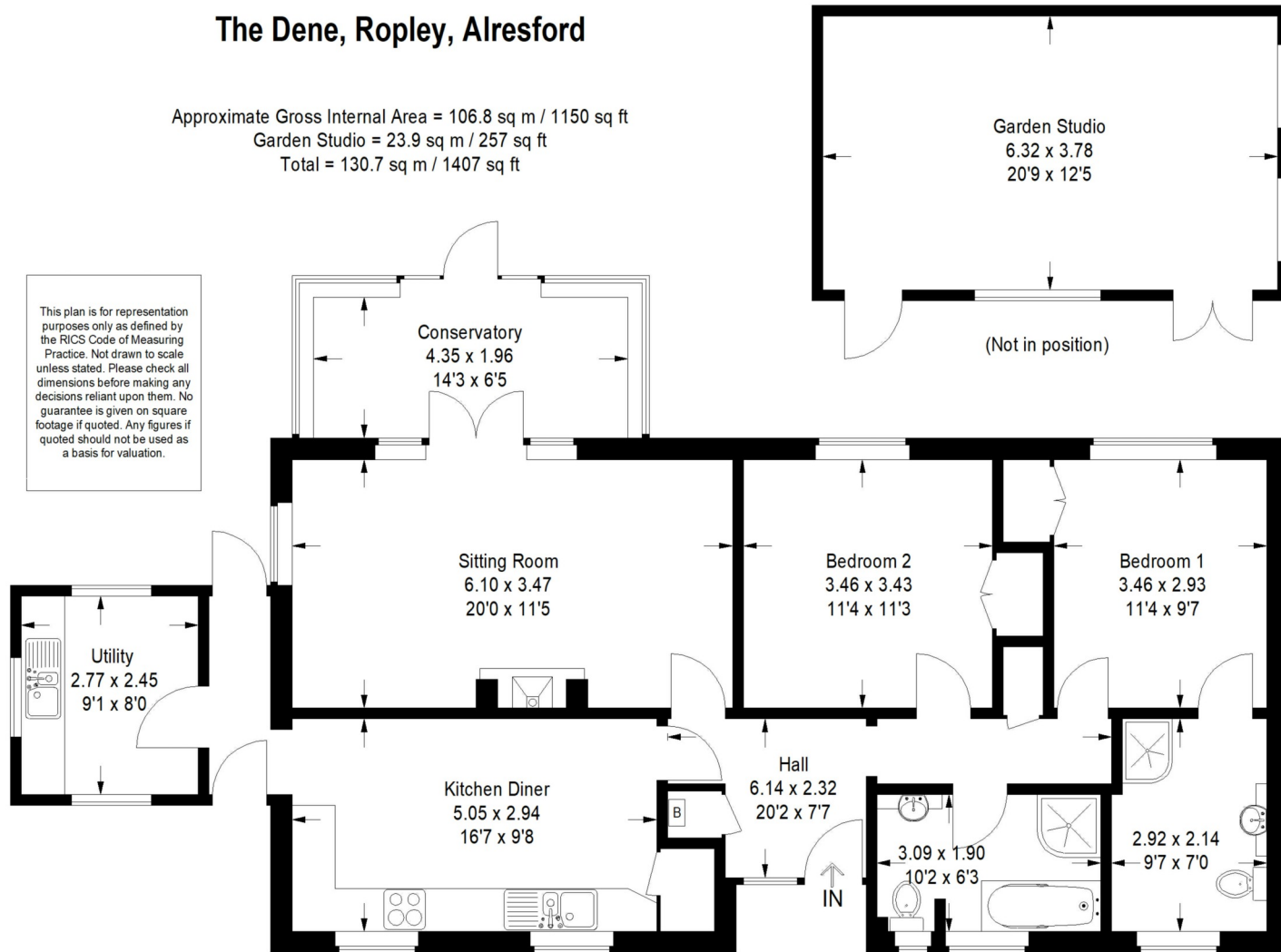
Strictly by prior appointment with Warren Powell-Richards



The Dene, Ropley, Alresford

Approximate Gross Internal Area = 106.8 sq m / 1150 sq ft
 Garden Studio = 23.9 sq m / 257 sq ft
 Total = 130.7 sq m / 1407 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	96
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
49	
England & Wales	EU Directive 2002/91/EC

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