



THE OLD PARSONAGE

CHURCH STREET • ROPLEY • HAMPSHIRE • SO24 0DS





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AN EXQUISITE DETACHED PERIOD FAMILY HOUSE IN THE HEART OF THIS
POPULAR VILLAGE

ACCOMMODATION

Reception hall • Drawing room • Dining room • Sitting room • Kitchen/breakfast room • Family room • Utility room • Cloakroom
2 Cellars • Attached double garage • Master bedroom suite • 5 further bedrooms • 3 family bathrooms

Beautiful established gardens • Swimming pool and summer house

Winchester 11.8 miles (London Waterloo 57 minutes) • Petersfield 10.2 miles (London Waterloo 61 minutes)

Alton 7 miles (London Waterloo 65 minutes) • Alresford 4.4 miles
(all mileages are approximate)



Savills Winchester

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SITUATION

Ropley is an active and popular village set in unspoilt rolling countryside and benefitting from a Community Shop and Post Office, Primary School, Church, Parish Hall, Coffee Room, Sports Pavilion and Recreation Ground. Schools within the area include the highly regarded primary school with secondary schools located within Alresford and Winchester. The excellent private schools in the area include Bedales and Churchers School in Petersfield, Prince's Mead, St. Swithun's, Twyford School, Winchester College and Pilgrims' School. The area is well known for its excellent sporting opportunities including world class fishing on the nearby Rivers Test and Itchen, sailing and water sports on the South Coast, golf at numerous courses in the area including Alresford and walking and riding through the South Downs National Park.

Ropley is ideally positioned to give access to Petersfield, as well as the A31, A3 to London via Guildford, or the A31/M3 via link roads. Heathrow Airport is approximately 50 miles away, Gatwick 60 miles away and Southampton International Airport, with its European and UK destinations, only 22 miles distant.

DESCRIPTION

The Old Parsonage is a substantial Grade II listed property offering beautifully proportioned family accommodation, extending in all to approximately 4,643 sq. ft. The property benefits from a wealth of period and character features and is offered in first class order having been beautifully maintained both externally and internally by the current owners.

The gardens are as equally impressive as the house itself, with many of the principal rooms either overlooking the garden or

having access to it. The lawns, which are beautifully maintained, feature expansive mature flower beds and borders, flanked by impressive yew hedging. A wonderful swimming pool area with terracing is a feature to the garden and beyond the line of trees to the rear of the property lies a further area of garden suitable for a play area for children.

TENURE

Freehold.

FIXTURE AND FITTINGS

All fixtures, fittings and garden statuary are specifically excluded from the sale, whether mentioned in the sales particulars or not. Items may be available by separate negotiation.



SERVICES

Main water and electricity. Oil-fired central heating and AGA.

OUTGOINGS

Council Tax: Band H.

LOCAL AUTHORITY

East Hampshire District Council, tel. 01730 266551.

POSTCODE

SO24 0DS

DIRECTIONS

From the A31 take Berry Hill, which leads into Vicarage Lane. Continue into the village, passing the primary school on the right-hand side and continue for approximately 100 yards, where the driveway to The Old Parsonage will be found on your left-hand side after the yew hedge.

VIEWING

Strictly by appointment with Savills.

AGENTS NOTE

Please note the external photographs were taken in August 2017.



The Old Parsonage, Church Street, Ropley, Alresford, SO24 0DS

Gross Internal Area (approx) = 396.1 sq m / 4264 sq ft

Garage = 35.2 sq m / 379 sq ft (Including External Store / Wine Cellar)

Total = 431.3 sq m / 4643 sq ft

For identification only. Not to scale.

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