



At home in Ropley

Hook House, Hook Lane, Ropley

ALRESFORD, HAMPSHIRE, SO24 0ED

Asking Rent £ 4,000 PCM

- Energy Performance Rating TBC
- Holding Deposit £923.07
- Deposit £4,615.35
- Council Tax Band G
- Five Bedrooms
- Four Reception Rooms
- Three Bathrooms
- Family Room with Mezzanine
- Driveway Parking and Double Garage
- Large Garden



A handsome detached home, set on a good-sized plot, including five bedrooms and four reception rooms. A perfect family home.





From the front door, there is a welcoming entrance hallway with doors through to the principal rooms. The modern kitchen / breakfast room has a range of painted units with granite worktops, a butler sink and a range cooker. There is ample space for a kitchen table. Double doors lead through to the impressive dining room with bay window. The sitting room, which is naturally well lit, benefits from a double aspect including a large bay window overlooking the rear garden. There is a study, downstairs shower room, an utility room. From the hall, double doors open into the delightful family room, with vaulted glass ceiling and spiral stairs up to a further reception room.

Upstairs, the master bedroom is dual aspect, and benefits from an en-suite shower room. Bedroom two is a large double, and again features a dual aspect. Bedrooms three and four are both doubles, whilst bedroom five is a single. There is a well appointed family bathroom with roll top bath and separate shower cubicle.

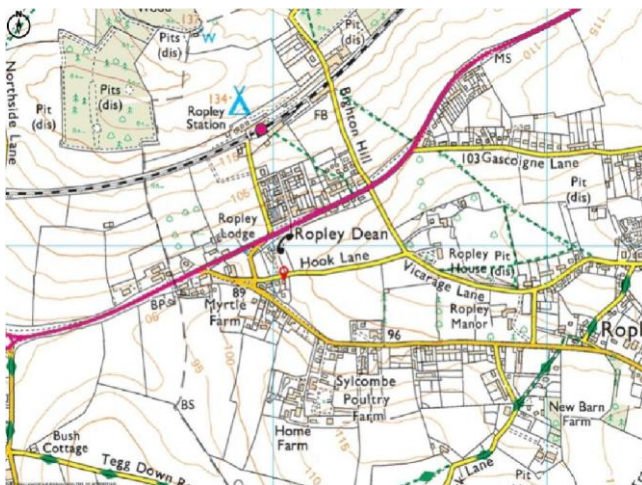
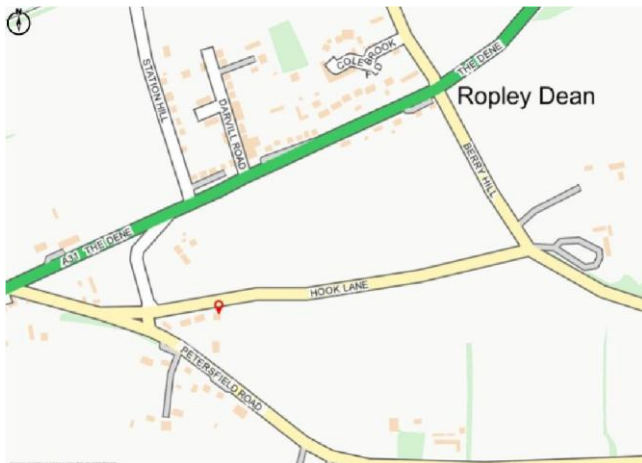
Located down a quiet lane, the property boasts a large driveway providing ample parking for several cars and access to the double garage. To the sides and rear there is a large South-facing landscaped garden, with lawns, mature trees and shrubs and a paved patio, ideal for entertaining.

Standard broadband is available (source: Ofcom). For mobile signal, please see <https://www.ofcom.org.uk/mobile-coverage-checker>.

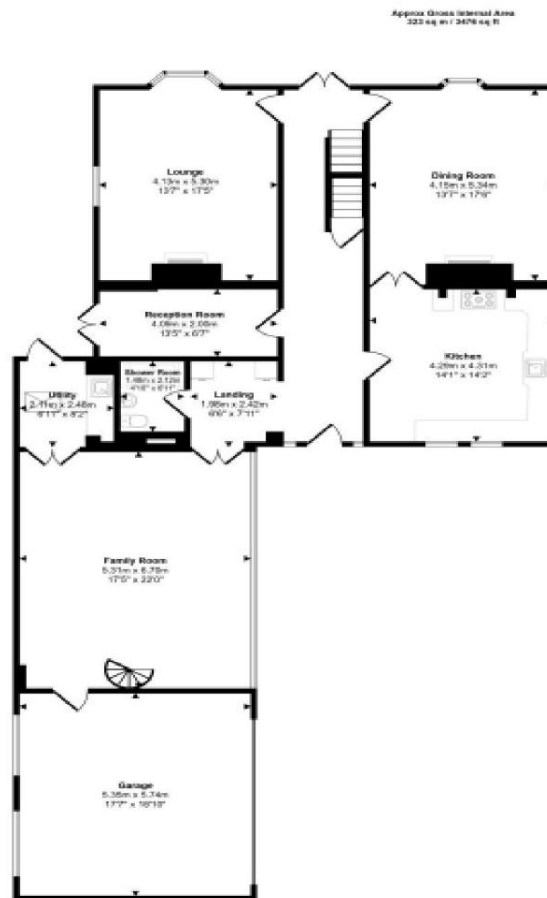


There is mains electricity and water, with a recently replaced oil fired boiler and private drainage.

Ropley is a sought after 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.



Lower Ground Floor
Approx 19 sq m / 204 sq ft



Ground Floor
Approx 175 sq m / 1812 sq ft



First Floor
Approx 128 sq m / 1368 sq ft

Ordnance Survey height datum 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of furniture such as bathroom suites are representative only and may not look like the real items. Made with Hello Sleepy 200.

DIRECTIONS

From the centre of Alresford proceed out of the town along East Street. Follow the road going through the village of Bishops Sutton and at the roundabout take the first exit onto the A31 following signs to Alton and Four Marks. After passing the petrol station take the right turning onto Petersfield Road. After a short distance (100m) turn left into Hook Lane, where Hook House can be found on the right hand side.

EPC Report awaited

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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.

