



# The Country House Company

web: [www.country-house-company.co.uk](http://www.country-house-company.co.uk) email: [info@country-house-company.co.uk](mailto:info@country-house-company.co.uk)



Location:	<b>Ropley, Alresford, Nr Alton</b>
County:	<b>Hampshire</b>
Term:	<b>Contactual Residency Tenancy</b>
Property ID:	<b>1701</b>
Furnishings:	<b>Unfurnished</b>
Bedrooms:	<b>5</b>
Bathrooms:	<b>2</b>
Cost:	<b>£2600 pcm excl (inclusive of some gardening)</b>

An attractive 5 Bedroomed family home, recently re-decorated and situated in the very sought after village of Ropley, with views across the fields and excellent access for commuting.

The original cottage dates from the 1820's and was extended in 1973 and 1980 and has since been upgraded and is newly re-decorated throughout.

The cottage offers an excellent flexible, family accommodation with a good spacious Sitting Room with open fireplace, opening through an arch to the Study with French windows to the west facing terrace. There is also a separate Snug/TV Room which similarly opens to a terrace and is conveniently adjacent to the galley Kitchen which opens through to the Dining Room, all giving a feeling of space yet having more cosy separable/areas when required. Upstairs there are 4 double Bedrooms, one with En-Suite Shower/Bath, being the Master Bedroom with good range of fitted cupboards; and 3 further Double Bedrooms with Family Bathroom, a single Bedroom together with an Office and loft/storage area.

The garden extends to approximately ¼ acre with gravelled driveways and parking, gated to the road with mature trees and shrubs as a back drop, a good sized lawn and a variety of fruit trees, two sunny terraces with pretty climbers and roses.

At the bottom of the garden is an excellent wooden cabin, previously used as a Playroom, with electricity. There is a double Garage and Wood Store.

Tel: 02392 632 275  
Fax: 02392 632 098  
The Estate Office  
Rushmere Farm  
Hambledon  
Hampshire  
PO7 4SG

**Sue Crossley**  
BSc MRICS FARLA





## Specification:

### Entrance Hall

**Sitting Room** – with Jet Master fireplace, open through to

**Study** – with fitted shelves/cupboards

**Family/TV Room** - with electric fuel effect fire and French window to patio

**Kitchen** - with NEF electric double oven, 4 halogen hob, dishwasher,  
larder fridge

**Dining Room (N)**

**W.C**

**Utility Room** –washing machine, tumble dryer, larder freezer

**Boiler Room**

### Upstairs

**Main Landing**

**Master Bedroom 1 (SW)** with fitted cupboards and En-Suite Bath/Shower Room

**Bedroom 2** – large double

**Bedroom 3** – (S) large Double

**Bedroom 4 (E)** – Single

**Family Bathroom**

**Office** – with work surface and shelves

**Bedroom 5 (E)** – Double

**Garage** – Double/workshop/wood and bin store

**Wooden Cabin/Playroom**

**White Goods:** NEF electric double oven  
4 halogen hob  
Dishwasher  
Larder fridge  
Washing machine  
Tumble dryer  
Larder freezer

**Heating:** Oil fired central heating and open fire to Sitting Room  
Wall mounted electric convector heating

**Drainage:** Septic Tank

**Curtains/Blinds:** To principle Rooms

**Carpets:** Some new carpets

**Gardening:** Hedge/cutting/pruning included + maintenance

**Availability:** Early/mid August

**Council Tax Band:** East Hants District Council – Band G £2357.93 for  
2010/2011

**Broadband Availability:** Available locally

**Mobile Phone Reception:** Most networks

**Pets:** One well behaved pet considered

**Smoking:** No

Energy Performance Certificate (EPC) available for inspection upon request

See our website for disclaimer details

Tel: 02392 632 275  
Fax: 02392 632 098  
The Estate Office  
Rushmere Farm  
Hambledon  
Hampshire  
PO7 4SG

**Sue Crossley**  
BSc MRICS FARLA





Tel: 02392 632 275  
Fax: 02392 632 098  
The Estate Office  
Rushmere Farm  
Hambledon  
Hampshire  
PO7 4SG

Sue Crossley  
BSc MRICS FARLA

