

Hellards



At home in Ropley

Nutmeg House, Petersfield Road

ROPLEY, ALRESFORD, HAMPSHIRE, SO24 0ES

Asking Price £1,300,000

- Beautifully Designed Family House
- Over 3,000 Square Feet of Versatile Space
- Immaculately Presented Throughout
- Lawned Garden with Countryside Views
- Generous Driveway Parking

A beautifully designed modern house encompassing over 3,000 square feet of interior space. Immaculately presented throughout to a very high standard. Planned with modern living in mind, this superb property could be the ultimate home for a family with a passion for contemporary open-plan living that is ideal for entertaining.

Nutmeg House makes an excellent first impression, with its large sweeping driveway leading to the imposing glazed frontage, which allows light to flood through to the interior. Double doors open into the dramatic entrance hall with its vaulted ceiling and galleried landing. From the hall, doors open to the heart of the home, which is the expansive and utterly stunning kitchen/dining room. The countryside views can be enjoyed from the kitchen, which includes a long breakfast bar, integrated appliances and a walk-in pantry cupboard. The dining room is open-plan from the kitchen and has wide bi-fold doors opening to the garden. Glazed doors open to the light and airy sitting room, with its wooden flooring and focal point of a wood-burning stove. Additional accommodation on the ground floor includes a family room, study, utility room, boot room and cloakroom.





Upstairs, a galleried landing overlooks the entrance hall below. There are five double bedrooms, with the principal bedroom having dual aspect windows allowing light in from front and back. The two bathrooms are stylishly designed using quality fittings and Velux windows.

Outside, the garden is a blank canvas and wraps around the house with a fence separating it from the adjoining field. The far-reaching views from the rear garden are particularly enchanting across very attractive Hampshire countryside.

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.



SERVICES

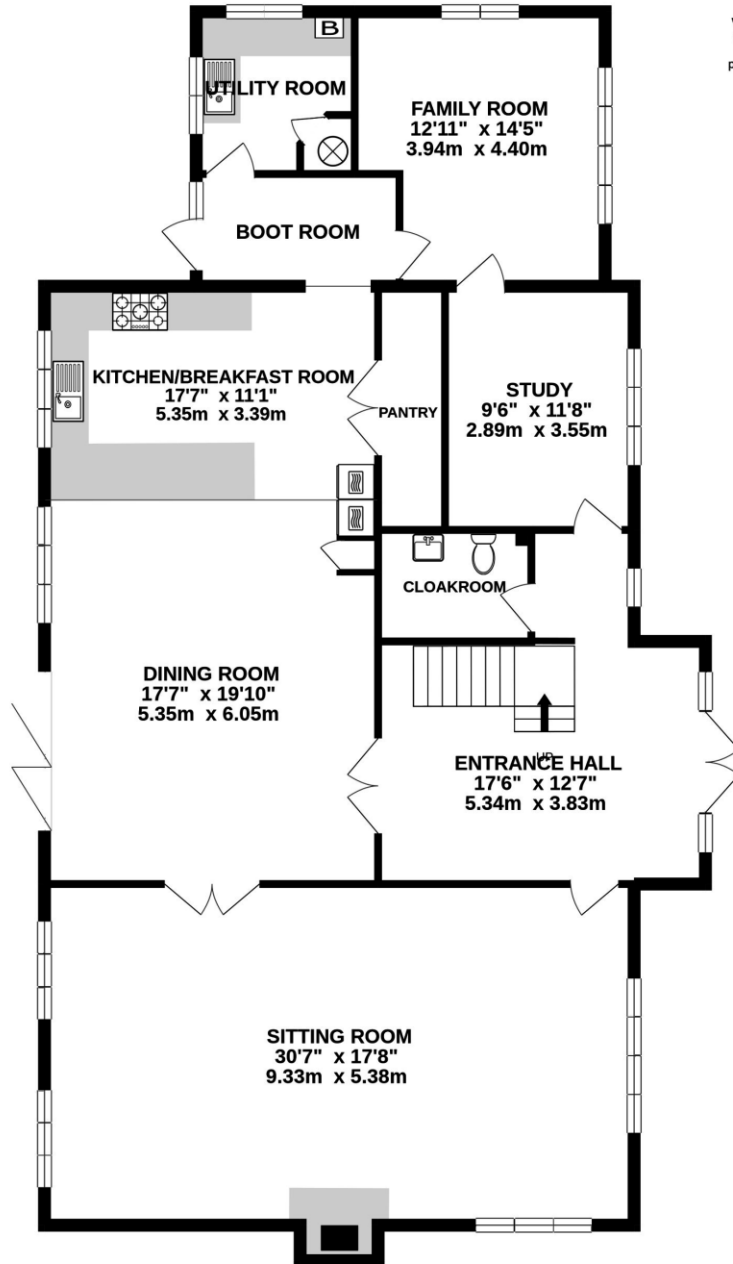
Mains water and electricity, LPG Gas fired heating. Private drainage (septic tank).

LOCAL AUTHORITY INFORMATION

East Hampshire District Council
Council Tax Band: G



GROUND FLOOR
1840 sq.ft. (171.0 sq.m.) approx.

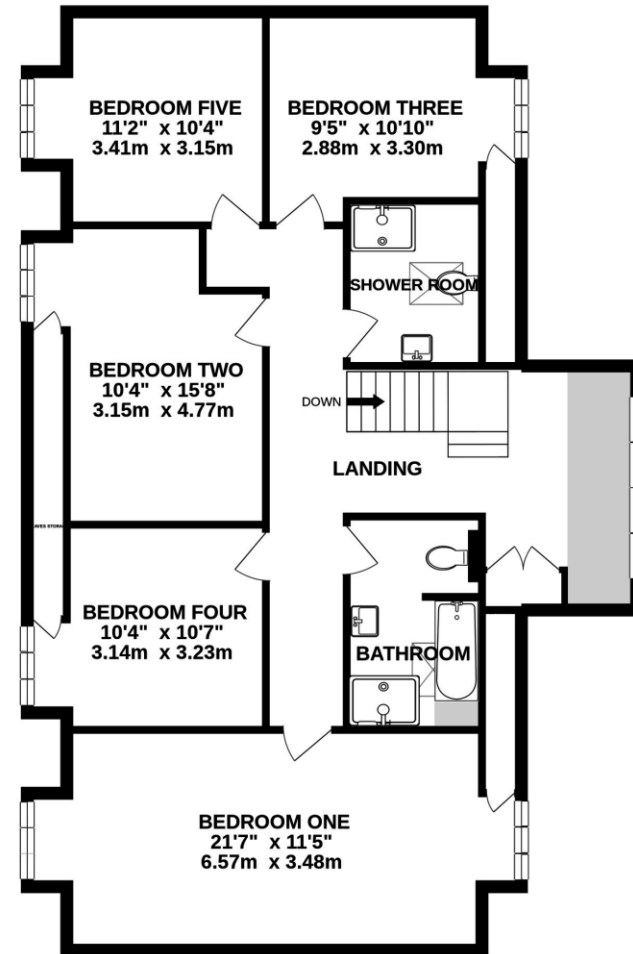


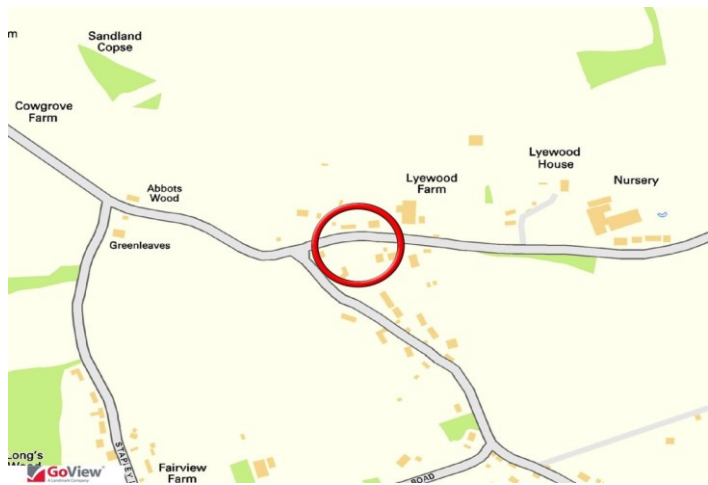
TOTAL FLOOR AREA : 3118 sq.ft. (289.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
1278 sq.ft. (118.7 sq.m.) approx.





DIRECTIONS

From the A31 in Ropley: Turn into Petersfield Road (by the Shell petrol station and the Thai restaurant). Proceed for approximately 1.5 miles. Nutmeg House will be found on the left hand side, shortly after passing Soames Lane (on your right).

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (<20)	
	66 72
Not energy efficient - higher running costs	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (<20)	
	75 80
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	

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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.

