

The Old Post House

Ropley Alresford SO24 0DR



Beyond your expectations



THE OLD POST HOUSE

A delightful and attractive six bedroom family property listed Grade II dating from the early 18th century which enjoys a central village location and mature gardens with separate Coach House.

Winchester 11 miles

Alresford 4.6 miles

Alton 9.5 miles

London 62 miles

Mainline rail stations at Winchester, (London Waterloo from about 1 hour) Alton, (London Waterloo approximately 75 minutes).

5 reception rooms | Master bedroom with en suite bathroom | 5 further bedrooms
3 bathrooms | Farmhouse style kitchen/breakfast room | Garden room
Utility room | Laundry room | Cellars
Coach house consisting of garaging and stores
Gardens of just under 1 acre

Description

The Old Post House is a charming village house, believed to date back to the late 18th Century with 19th and 20th Century additions which are in-keeping with its original period and marry well with the older origins. Situated within a conservation area, The Old Post House has a lovely central position within the village.

The property is Grade II listed and has a pretty but deceiving front façade for the spacious accommodation beyond. The property has retained many original features which are displayed prominently in the main reception rooms. These include exposed beams within the walls and ceilings, open fire places with the stone surrounds, original sash and casement windows. The dining room is situated in the oldest part of the house and has an impressive inglenook fireplace. The drawing room is a particularly fine and elegant room with a wealth of period detailing. The adjacent morning room has a large bay window with floor to ceiling windows which

open out on a central terrace and flood the room with natural light.

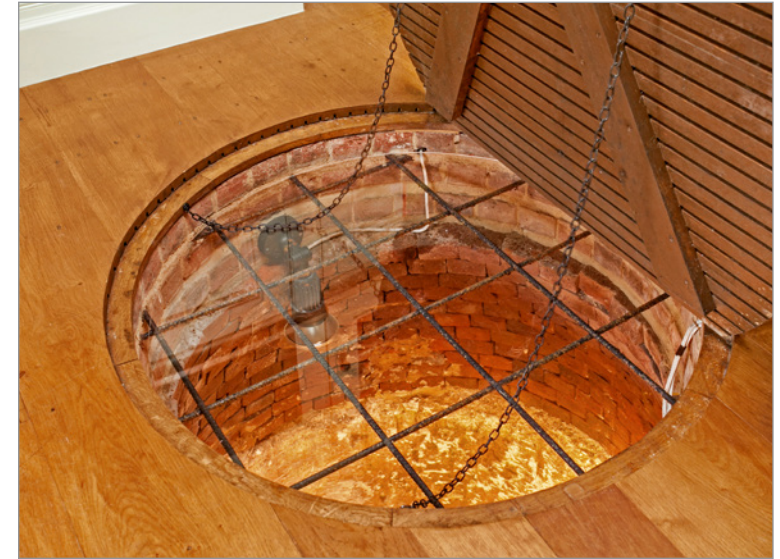
The heart of the property is the kitchen/breakfast and family room, which is an excellent space for the family and provides a wide range of wooden floor and wall mounted units and granite work surfaces over. There are integrated appliances along with a cream four oven Aga. The central island provides further space for preparation and storage and there is ample space for a large farmhouse style table. With its wooden floor, exposed beams and cosy seating area this large room really is the focal point of the property and it links in well to the garden room beyond.

Upstairs the impressive master bedroom has a large en suite bathroom and adjacent bedroom which can be used as a dressing room. French doors lead from the main bedroom on to a wooden balcony with views over the rear gardens. There are four further double bedrooms and three bathrooms, all with views over the

pretty gardens or towards the village church. The property can be accessed by one of two entrances. Both provide an approach via a five bar gate which open out on to a gravel drive, with a turning circle, providing plenty of parking for numerous vehicles and also access to the garaging in the Coach House.

The adjacent Coach House, an attractive and substantial building is currently used as garaging and storage, and offers potential to be converted into secondary accommodation, subject to the necessary planning consents.





Hamptons Winchester

Hamptons Winchester
72 High Street, Winchester, Hampshire SO23 9DA
Tel: 01962 842030
Winchester@hamptons-int.com
Winchester@hamptons-int.com

FOR CLARIFICATION For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

HAMPTONS
INTERNATIONAL

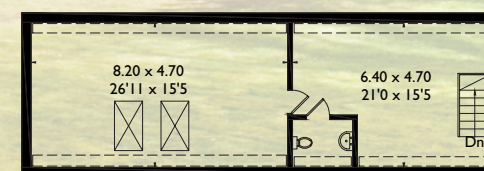
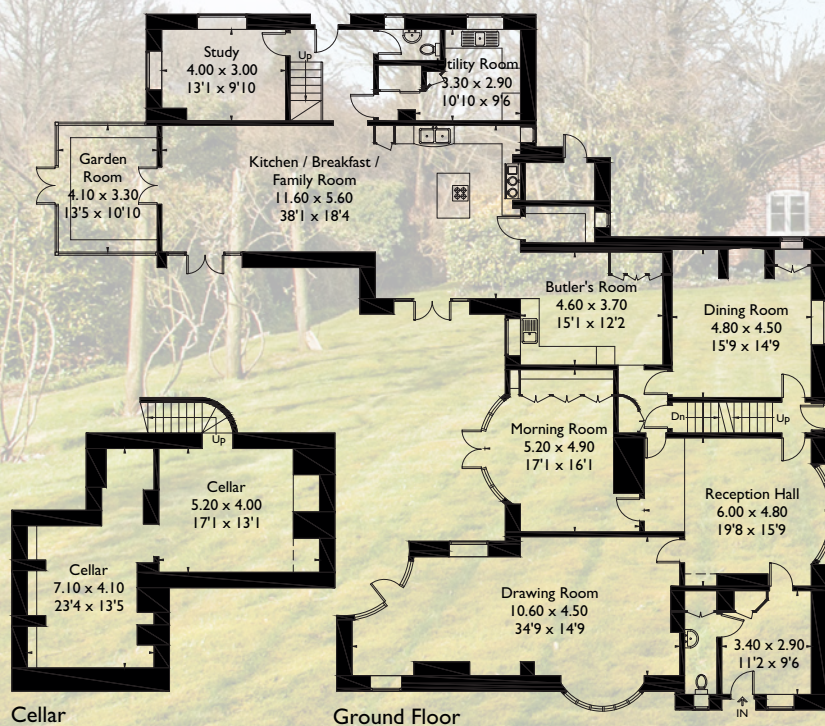
Beyond your expectations

Church Street, Ropley, Alresford

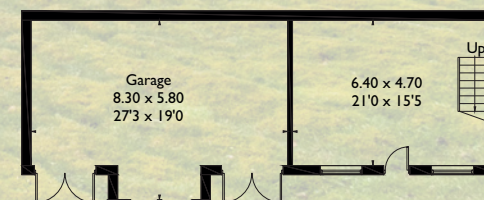
Approximate Gross Internal Area = 516.0 sq m / 5554 sq ft

Garage = 145.0 sq m / 1561 sq ft

Total = 661.0 sq m / 7115 sq ft



Garage First Floor



Garage Ground Floor
(Not Shown In Actual Location / Orientation)



Gardens

The delightful garden lies to the rear of the house and has a south facing aspect. Framed on three sides by the rose covered and wisteria clad walls of the house there is a large paved terrace with a colourful lavender border. Capturing the sun this terrace is ideal for alfresco entertaining. Steps lead up to a level lawn bordered by shrubs and mature trees, giving a high degree of privacy.

A rose and clematis covered pergola on top of a small bank with a mature herbaceous border below forms a division of the garden from the lawn and more formal areas, to a kitchen garden and small orchard of plum, fig and other fruit trees. A further area of lawn runs to the side of the house where there is more shrub and flower borders, an apple tree and a gravel path which runs down to the village street, and the Church.

The Old Post House has a wonderfully warm atmosphere, and with the large garden and central village location makes for an excellent family home.

Situation

In 2015 Ropley was named as one of the 25 most idyllic English Villages and is one of the most attractive surrounding the market town of Alresford, itself generally seen as one of the finest Georgian towns in the south of England. Ropley itself is much sought after and the property is situated in a prime location opposite the Church with access to excellent walks and open countryside. Ropley is a thriving village including a Community Shop and Post Office, Primary School, Church, Parish Hall, Coffee Room, and Sports Pavilion and Recreation Ground. Just outside the village is the station of the Mid-Hants Railway with its steam trains, which is also known as the Watercress Line, which runs from Alton to Alresford. Further amenities can be found in nearby Winchester (11 miles), Alresford (4 miles) and Alton (9 miles). London can be accessed by Junction 9 of the M3 or A31/A3 and there are mainline stations at Alton and Winchester providing regular services to London Waterloo (approximately one hour).

Directions

Leave Winchester on the A31 and at the Alresford roundabout take the right hand turn signed to Alton. Continue along this road and proceed straight on at the next roundabout.

After passing the Shell garage on your right take the third turning on the right into Berry Hill. This turns into Vicarage Lane and then Church Street. Continue up this road passing the village shop and the church. The Old Post House is opposite the Church on your right. Please access the property through the gateway to the left of the property (as you face it) and onto the gravel drive.