

# Hellards



*At home in Ropley*

# The Blackberry Patch, Parkstone Road

ROPLEY, ALRESFORD, HAMPSHIRE SO24 0EP

## Guide Price £1,995,000

- Substantial 4,200 Square Foot Family Home
- High Ceilings and Generous Room Sizes
- Open-Plan Ground Floor Layout
- Garden Office/Studio & Swimming Pool Complex
- Secluded 1.66 Acre Plot with Beautiful Garden
- 0.74 Acre Paddock Available by Separate Negotiation.

A substantial 4,200 square foot family house built in 2016, with high ceilings and generous room sizes. The impressive ground floor rooms flow into each other, seemingly forming one large space, which is ideal for family living and entertaining en-masse. A contemporary covered gazebo is located off the kitchen, allowing you to enjoy fabulous sunsets. There are five bedrooms and three bathrooms, including an extensive master suite. The loft offers further potential, with rooms spanning the length of the house. This high specification property has underfloor heating on the ground floor, an air ventilation system throughout the house, and an extensive solar panel array on the roof.

The property occupies a 1.66 acre plot, with equestrian facilities. There is a sizeable office/studio outbuilding, suitable maybe from running a business from home. In addition, the swimming pool building houses a 9m (29 ft) pool, Jacuzzi, changing room and gym. The pool complex has its own oil-fired boiler and air source heat pump.

The garden is completely secluded, with twin sets of 5-bar gates opening to Parkstone Road. There is plenty of driveway parking, a double timber carport and a stable block. The Blackberry Patch is located on the edge of the beautiful South Downs National Park, with a selection of nearby footpaths and bridleways to explore.





The front door opens to an entrance hall, with cloakroom and coats cupboard. Double doors open to the impressive dining room, which is partly double height to the first floor. The immense sitting room features a contemporary fireplace and large windows with views of the garden. The generously proportioned fitted kitchen features a matching island unit. French doors open to the al-fresco dining area with a glass covered gazebo.

From the impressive landing windows, there are far-reaching countryside views. The master suite encompasses a large dressing room and double bedroom, perfectly oriented to enjoy the stunning views. The en-suite bathroom has separate bath and shower, and his and her sinks. There are four further double bedrooms and two bath/shower rooms, as well as a first floor laundry room and extensive storage cupboards. Stairs lead up to the loft rooms.

The house is located on the edge of Ropley, a sought after village where newcomers will be readily welcomed by the active community. There is a multitude of local clubs and societies, including thriving cricket, tennis and football clubs. There is a village shop/post office, church, village hall and primary school. There is easy access to the A31 and A32 which allow access to London, Winchester and the Midlands. Mainline rail access to London is from Petersfield, Winchester 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 connected. Oil fired central heating. Private septic tank drainage system. The property also benefits from fuel cost saving Solar Panels.

### **LOCAL AUTHORITY INFORMATION**

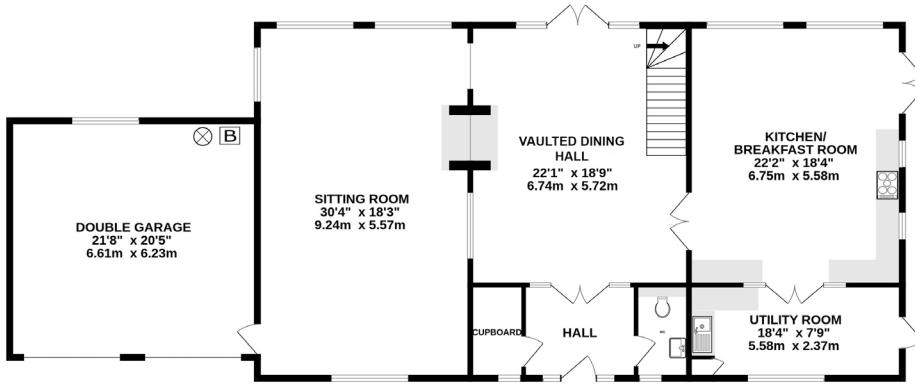
East Hampshire District Council  
Council Tax Band: G

### **AGENT'S NOTE**

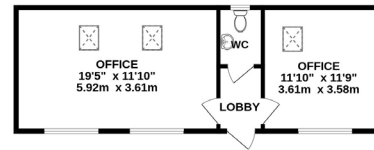
The paddock is held under a separate title to the main house. There is a public right of way across the paddock.



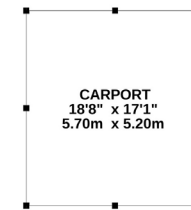
**GROUND FLOOR**  
2101 sq.ft. (195.2 sq.m.) approx



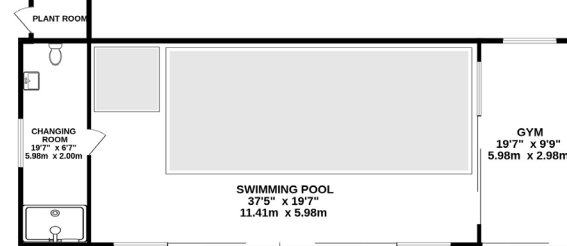
**STUDIO/OFFICE**  
420 sq.ft. (39.0sq.m.) approx.



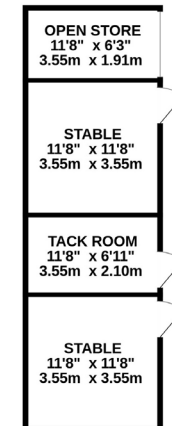
**CAR PORT**  
319 sq.ft. (29.6 sq.m.) approx.



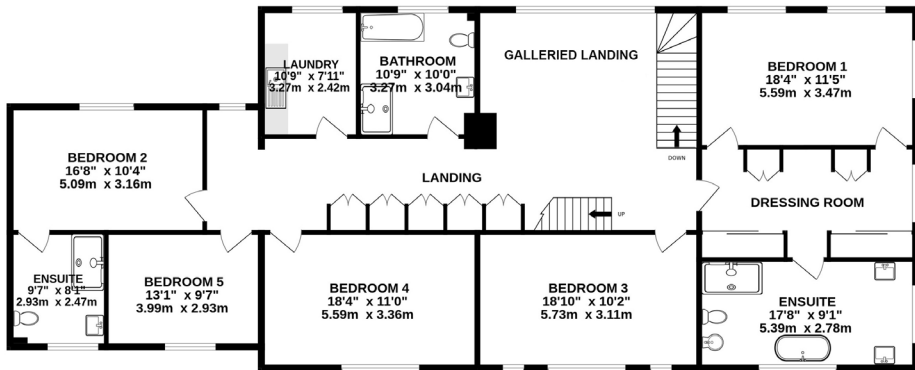
**SWIMMING POOL**  
1080 sq.ft. (100.3 sq.m.) approx.



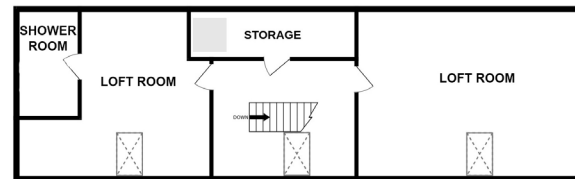
**STABLES**  
424 sq.ft. (39.4 sq.m.) approx.



**1st FLOOR**  
20297 sq.ft. (194.8 sq.m.) approx



**LOFT STORAGE**  
903 sq.ft. (83.9 sq.m.) approx.

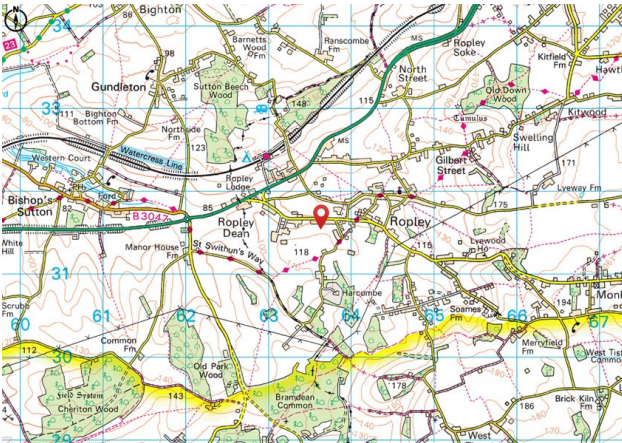


**TOTAL FLOOR AREA : 7344 sq.ft. (682.2 sq.m.) approx.**

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### DIRECTIONS

From the Shell Garage on the A31 in Ropley: Turn into Petersfield Road, and follow for about 1.3 miles. On a bend, turn right into Stapley Lane and follow this road for about 500 metres. Turn left into Parkstone Road. The Blackberry Patch is the first house on the left hand side.

///What3words location ref: necklace.heckler.snowy

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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.

