CHARLES HENRY | eXp

The Dene, Ropley, SO24 0BJ

£475,000

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Fancy A Cute Flint-Fronted Cottage Without All The 19th Century Downsides? Built to look like it's been in the village forever, this is actually a thoroughly modern, eco-friendly home. The SE facing garden backs onto open fields and there's a welcoming traditional pub just a short walk away.

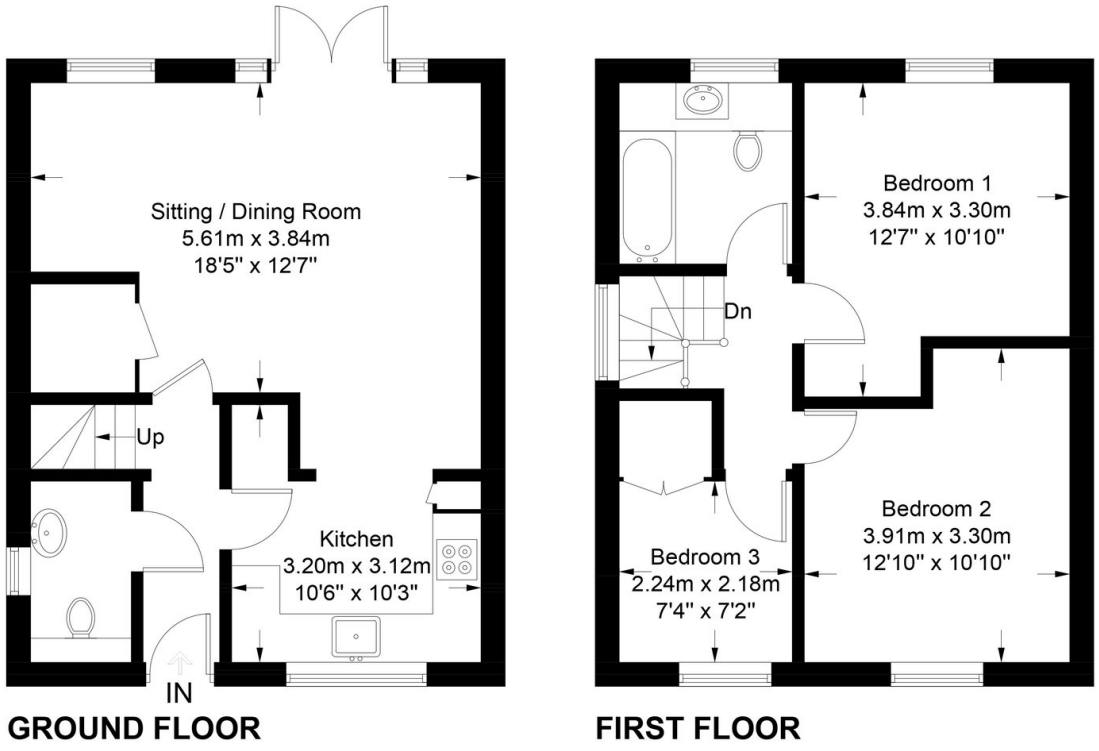
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We endeavour to make our property particulars accurate and reliable. However, they do not constitute or form part of an offer or any contract and are not to be relied upon as statements of representation or fact.
All key material information regarding this property (including council tax band, tenure, structural history, utilities, and known constraints or rights of way) is provided upfront in line with the consumer protection standards under the DMCC Act 2024.
All mandatory fees, guide prices, or non-optional costs are stated clearly and transparently. Services, systems, and appliances have not been tested. Buyers must satisfy themselves via their legal representative or surveyors regarding all details before proceeding.

Key Features

- A modern 2025 flint-fronted cottage, ready to move into from day one
- Kitchen with polished concrete worktops, Bosch double oven and induction hob
- French doors open onto a patio in the landscaped south east facing garden
- Modern family bathroom and downstairs w/c
- The Ropley House village pub is a short walk away and Ropley CofE Primary is less than a five minute drive away
- Underfloor heating on the ground floor, run by an air source heat pump
- Open plan sitting and dining room over 18ft long, with a traditional brick fireplace ready for your own log burner
- Three bedrooms, two with room for your own wardrobes and one with storage above the stairs
- Driveway for two cars, with extra room to park at the side and the front of the house
- EPC rating B

Approximate Gross Internal Area = 80.6 sq m / 868 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
(ID1345350)

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