



Beaulieu

Stapley Lane, Ropley, Nr Alresford

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An exceptionally spacious home presented to exquisite standards and centrally positioned in 0.9 acres

Beaulieu is a very well proportioned home which has been presented to exquisite standards. The accommodation is complemented by beautifully landscaped gardens, of 0.9 acres and a range of outbuildings and ancillary accommodation totalling over 6300 sq ft. The property is discreetly positioned on the edge of the popular village of Ropley.



5 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



DOUBLE CARPORT & GARAGE



0.9 ACRES



FREEHOLD



VILLAGE



4183 SQ FT



**GUIDE PRICE
£2,200,000**



The property

This impressive home has been extensively renovated and redecorated over recent years to provide flexible accommodation of very generous proportions and is presented to a very high standard. The house has fantastic light throughout and is a very social home, where entertaining is made easy.

There is a welcoming entrance hall with built in storage for coats and shoes, from which the kitchen/dining/family room is accessed. This is a superb open plan space with double ceiling heights to the kitchen and dining area and fully glazed elevation ensuring that it is flooded with light, with two sets of doors opening out onto the terrace and gardens bringing the outside in. The practical elements have also been thought of with a very useful laundry/utility room just off the kitchen. There is an impressive sitting room which also has two sets of double doors out onto the terrace and a wood burning stove for the winter months. From here there are double doors into an inner hall, where there is a further wood burning stove and snug seating area, which then leads to a fully

fitted study, a playroom or fifth bedroom which has an adjacent bathroom/wetroom, which can also be accessed from outside and utilised by guests using the pool. This has been fitted with high end sanitaryware by Hansgroge. There is then a further en suite bedroom, along with the very luxurious principal bedroom suite. On entering there is an immediate "wow" factor as the ceiling heights are very impressive and add to the sense of space and calm. There is a mezzanine level that provides additional space or could be utilised as a library or study. The en suite bathroom has been designed with pampering in mind, fitted with top of the range sanitaryware including a walk in shower and large bath tub. There is a television built into the wall for those that enjoy a relaxing soak. There are feature tiled walls and an inglenook fireplace.

An oak and glass bespoke made staircase leads upstairs, where there are two further bedrooms both with en suite bathrooms, and built in storage with views out over the pretty gardens.







Outside

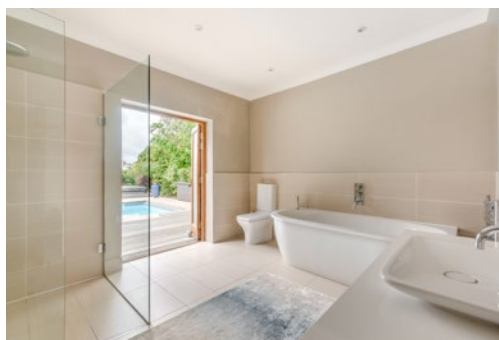
The house is discreetly positioned in its grounds and approached via electric gates and down a gravel drive to the parking area and garage, where there is ample parking. The gardens have been thoughtfully landscaped and professionally planted to really frame the house, but also to create excellent social entertaining spaces. To the front is a lovely area of lawn which is bordered by mature shrubs, hedging and trees and provides excellent space for children's games. To the rear is a large composite deck running the length of the house. There is a heated outdoor swimming pool with a paved terrace surround and a hot tub adjacent. A thatched circular gazebo provides an additional fun outdoor eating area. There is a large greenhouse and further garaging/tractor shed, with a gym adjacent, along with an outdoor kennel. In addition, there is a useful secondary access to the rear of the garden.

Location

Ropley is a quiet, rural village with an excellent village shop, post office, primary school, church, village hall, sports pavilion and recreation ground and offers a wealth of societies and clubs. There is an extensive network of footpaths and bridleways providing excellent walking and riding directly from the front door. There is a good range of independent shops, boutiques, coffee shops and restaurants in nearby Alresford with more comprehensive amenities in Petersfield and Winchester.

Access to London by car can be gained either via the A31/A3, or the M3 which in turn links to the A34 and A303 giving access to the wider motorway network.

The village is served by Ropley Primary School leading to Perins Community School in Alresford and the renowned Peter Symonds 6th Form College in Winchester. Independent schools include Prince's Mead, Twyford, Pilgrims and St Swithun's, Bedales, Churchers College and Winchester College.



Nearby Stations and Airports

- Petersfield 9.5 miles
- Winchester 12 miles
- Alton 12 miles
- Southampton Airport 22 miles
- London Heathrow 48 miles
- London Gatwick 62 miles

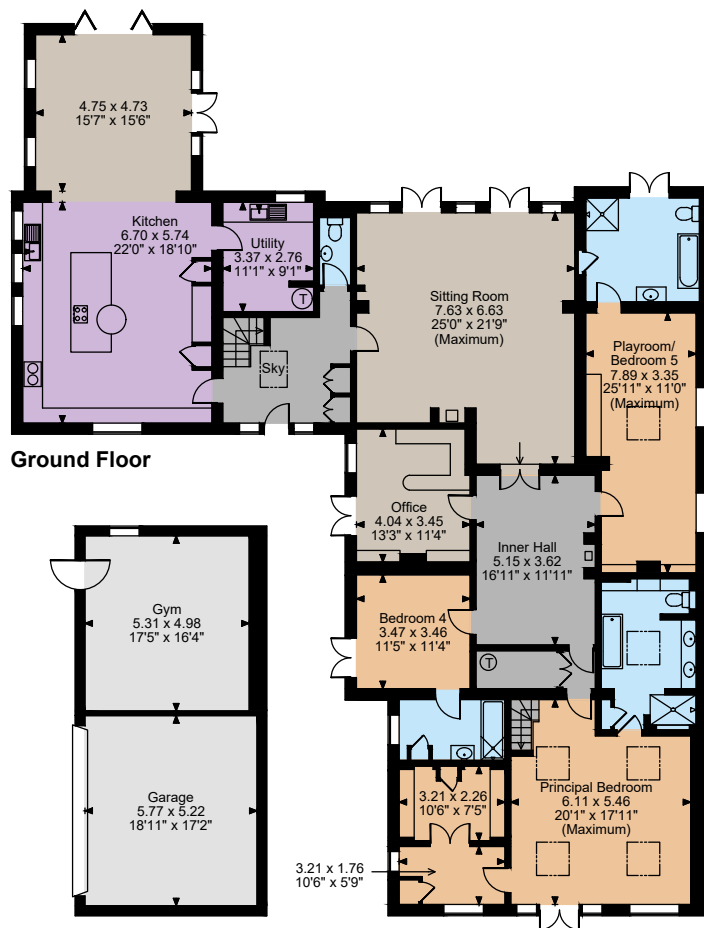
Nearby Schools

- Ropley Primary School
- Perins Secondary School
- Prince's Mead, Winchester
- Twyford School, Winchester
- Pilgrims School, Winchester
- St Swithun's School, Winchester
- Churchers College, Petersfield
- Bedales, Petersfield

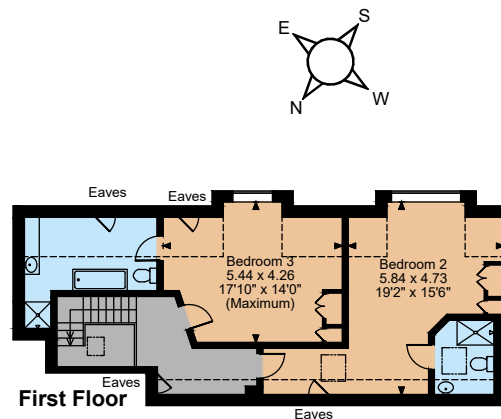




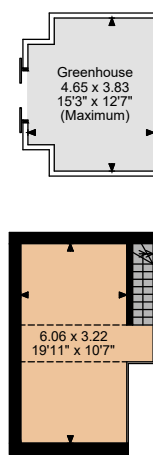




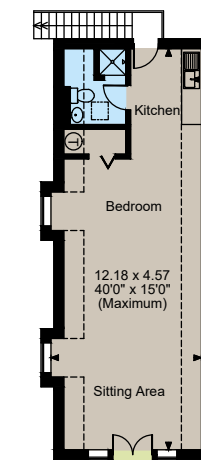
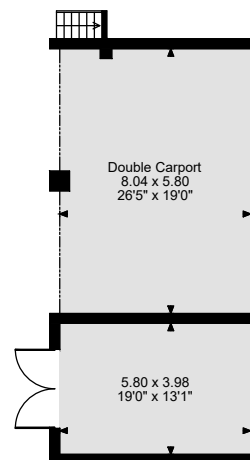
Ground Floor



First Floor



First Floor



Annexe Above Carport

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Floorplans

Main House internal area 4,183 sq ft (389 sq m)
Garage, Double Carport & Annexe internal area 1341 sq ft (125 sq m)
Gym and Garage 615 sq ft (57 sq m)
Total internal area including restricted head heights 6,315 sq ft (587 sq m)

Directions

Post Code SO24 0EL
what3words: ///intervene.digit.chuckling

General

Local Authority: East Hampshire

Services: Mains water and electricity. Private drainage. Oil fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

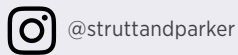
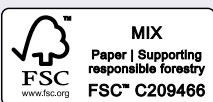
Agents Note: All furniture is available to purchase by separate negotiation.

Winchester

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including Prime Central London

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