



North Lane, Buriton, Petersfield, Hampshire, GU31

Guide Price: £1,150,000 Freehold

A delightful and spacious family house in a plot of approximately 0.35 of an acre close to the centre of this popular village and within the South Downs National Park.

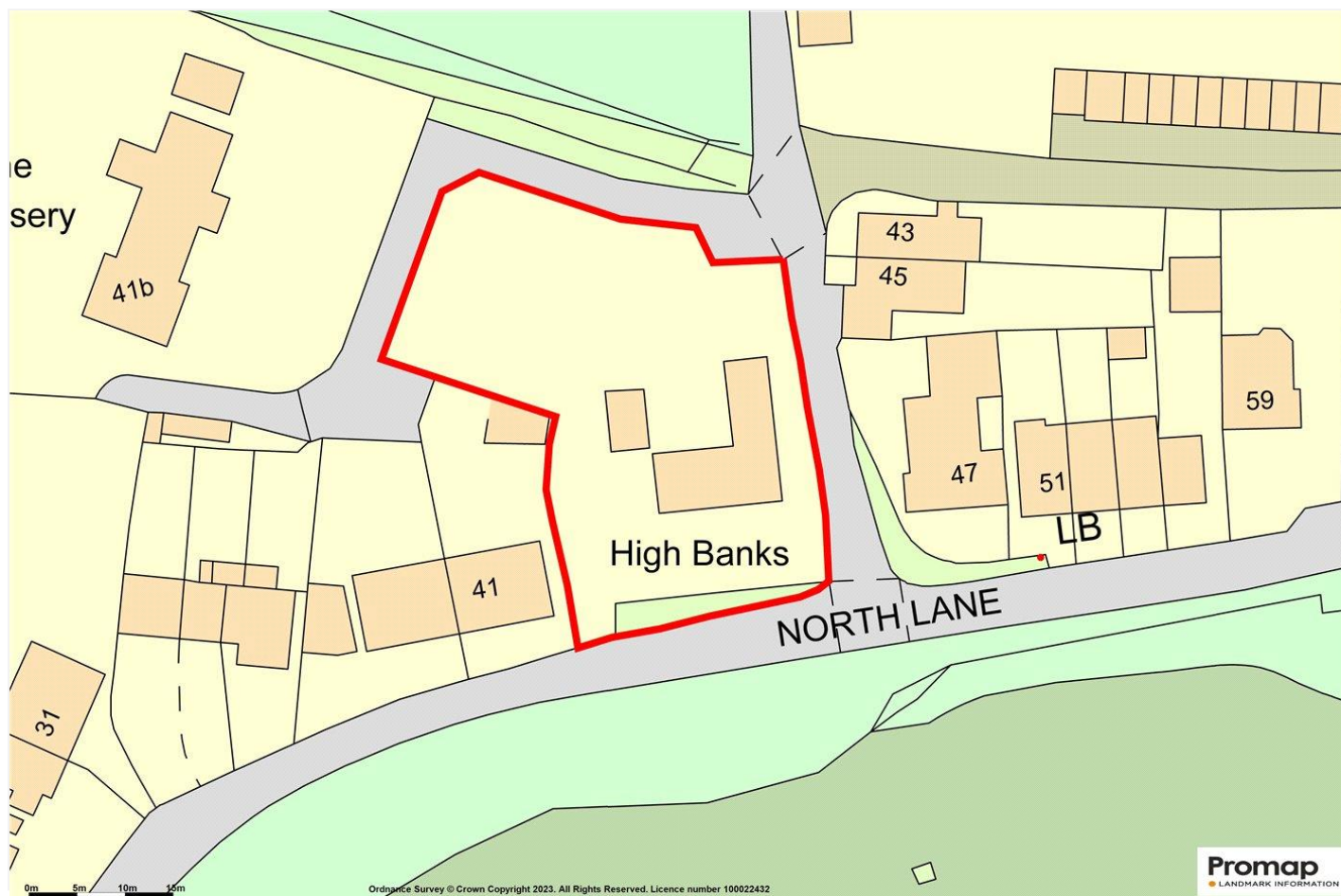
Dual aspect main bedroom with ensuite, a further three double bedrooms, family bathroom, reception room, dining room, generous study/third reception room, kitchen/breakfast room with larder, utility room, entrance hall, downstairs cloakroom with WC, detached double garage, and extensive parking. The house is set within a secluded and gated plot, surrounded by gardens and lawns, and offering views to the South Downs and Butser Hill.

EPC Rating "D" (65).

Winkworth

for every step...

winkworth.co.uk/Petersfield 01730 267274



DESCRIPTION

The property is a detached family home with brick and part tile hung elevations under a tiled roof. The accommodation is L-shaped and over two floors. The layout of which can be seen in the floorplan. Of particular note is the dual aspect sitting room with double doors leading out to the rear garden and a stone fireplace with woodburner; making the room ideal for both sunny summer days and cosy winter evenings. From the spacious hall, stairs rise to the first-floor landing, off which are four double bedrooms and a contemporary family bathroom. The main bedroom has its own contemporary en suite shower room and plenty of built in wardrobes. Outside the house is approached via a sweeping drive with ample parking, leading to a detached double garage and the front door. The property enjoys an elevated position, with level gardens and grounds throughout. Part of the garden comprises a large area of lawn, which is the perfect spot for kids to kick a ball about. It is of note that Planning Permission had been granted in recent years to build a second dwelling within the garden, although this has now lapsed.



LOCATION

The property is situated in the picturesque village of Buriton. Buriton boasts a number of village amenities including a primary school, church, village hall, two pubs and a pond. There is direct access from the village to the South Downs Way and to the Queen Elizabeth Country Park, which together offer a myriad of walking and cycling opportunities for the enthusiast to enjoy. Further amenities can be found in Petersfield, approximately 3 miles to the north where there is a bustling town centre with an historic town square. Shops include Waitrose, M&S Food, Tesco, Aldi, and Lidl, together with a bustling market twice a week and numerous independent shops, cafes, restaurants, bars and public houses. The train station provides a direct service to London Waterloo to the north (approximately one hour) and Portsmouth to the south. The town has a sports centre with pool, a seasonal outdoor pool, many active clubs and societies, together with golf available at Petersfield, Old Thorns, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedales, Bohunt, Churcher's College, Ditcham Park and The Petersfield School.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band G.

SERVICES

Mains gas, electricity, water, drainage and fibre broadband.

POSTCODE

GU31 5RS

Ref: AB/180057/1

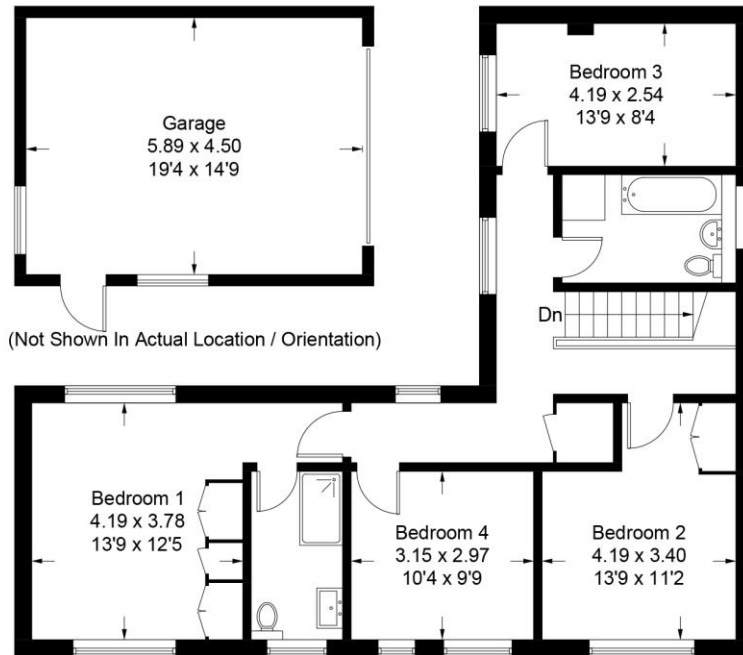


North Lane, GU31

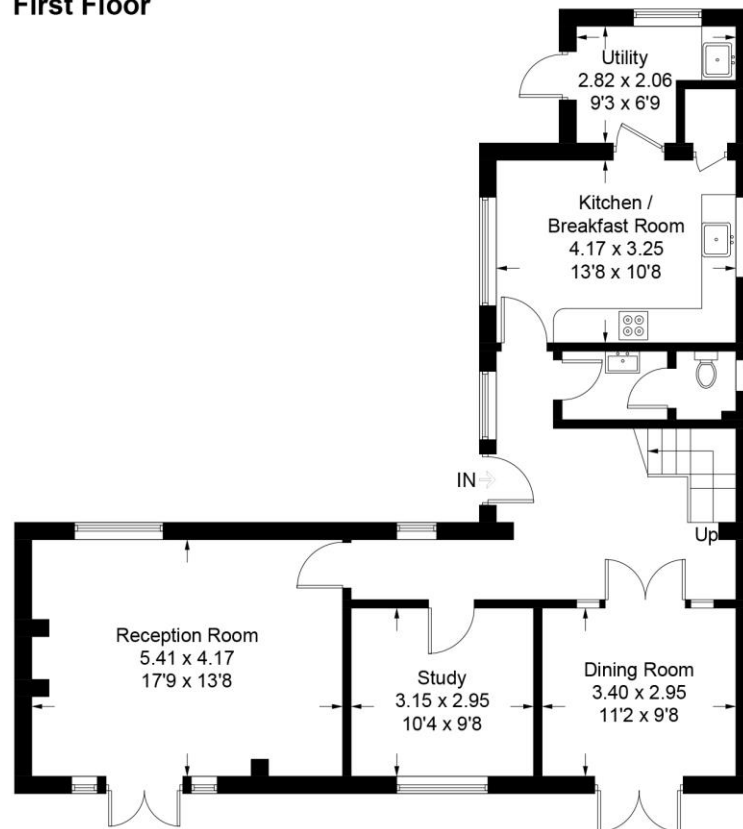
Approximate Gross Internal Area = 165.6 sq m / 1782 sq ft

Garage = 26.5 sq m / 285 sq ft

Total = 192.1 sq m / 2067 sq ft



First Floor



Ground Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzoo Marketing 2022.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.