

15 Kiln Lane, Buriton, Petersfield, Hampshire, GU31

£875,000 Freehold

A spacious five-bedroom detached family house with direct access onto the village recreation field, situated in a sought-after Downland village.

Principal bedroom with en suite shower room, guest bedroom with en suite bathroom, three further bedrooms, shower room, landing with study area, two reception rooms, kitchen/dining room, utility bathroom, rear garden, garage, off street parking, no onward chain.

EPC Rating: "D" (64).

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DESCRIPTION

A deceptive five-bedroom modern detached family house, extended and updated by the current owners, offers flexible accommodation over two floors. The floorplan depicts the layout of the accommodation but of particular note are the two spacious reception rooms and kitchen/dining room with double doors opening onto the rear garden, with approved planning to extend this room into the garden (SDNP/17/06157/HOUS). The first floor boasts five bedrooms, a bathroom and two shower rooms, with a useful study area off the landing. The property is approached over a paved driveway, providing off-street parking for up to three vehicles, leading to an integral garage with an electric charging point. The enclosed rear garden is mainly laid to lawn with a paved patio off the kitchen. A gate provides direct access onto the village recreation field.



LOCATION

The property is situated in the heart of the picturesque Downland village of Buriton. Buriton boasts a number of village amenities including a nursery school, primary school, a church, a village hall, two pubs and a pond. Being nestled at the foot of the South Downs, the surrounding area provides for many excellent rural pursuits including walking and riding. Further amenities can be found in Petersfield, approximately 3 miles to the north where there is a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, 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 Churcher's College, Bedales, Ditcham Park and The Petersfield School.

SERVICES

Mains gas, electricity, water and drainage.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band F.

DIRECTIONS

From Petersfield, proceed in a southerly direction down The Causeway. At the roundabout linking to the A3, turn left towards Buriton and follow the country lane into the village. On entering the village turn right into Kiln Lane opposite The Nest public house. The property will be seen after a short distance on the left-hand side.

Ref: MD/240145/2




Kiln Lane, GU31

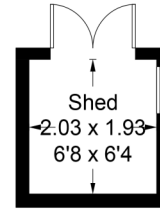
Approximate Gross Internal Area = 193 sq m / 2077 sq ft (Including Garage)

Shed = 4.0 sq m / 43 sq ft

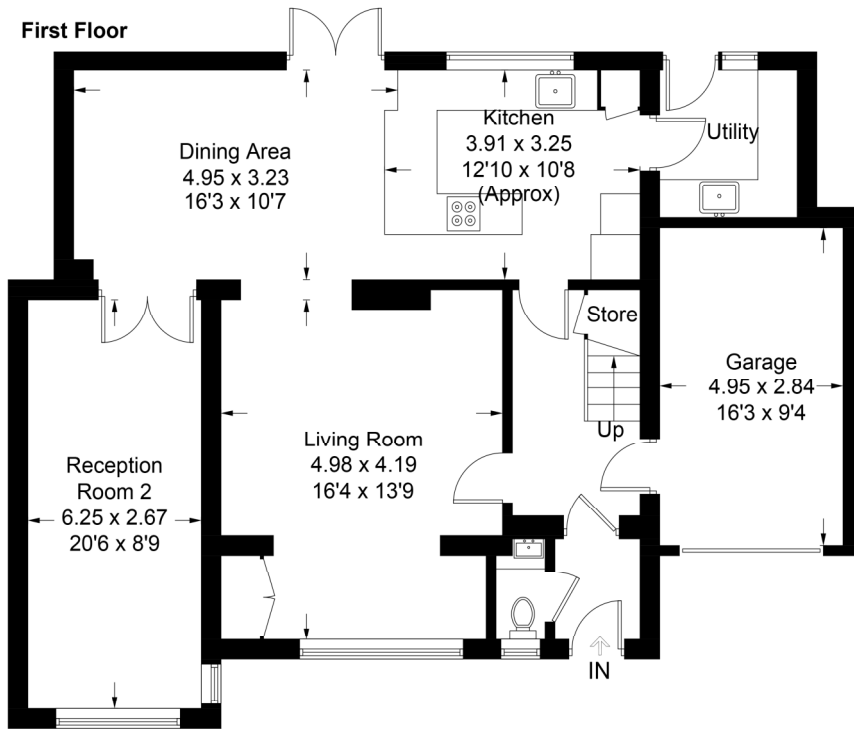
Total = 197 sq m / 2120 sq ft



 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



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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 2024.

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