



Heatherfield, Buriton

Asking Price £625,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Heatherfield, Buriton

No Onward Chain

Welcome to this immaculate bungalow in Buriton, perfectly situated with the stunning Queen Elizabeth Country Park on your doorstep and the vibrant Petersfield town centre just a five-minute drive away. Located in a peaceful cul-de-sac with easy access to the A3, this beautifully refurbished home offers convenience and a village lifestyle.

The current vendors have meticulously refurbished the property, featuring a brand-new kitchen, modern en-suite shower room, complete rewiring, and brand-new gas central heating. Additionally, the utility room and carpets have been upgraded, as well as being decorated throughout.

The first bedroom is a bright and airy double room featuring a modern en-suite shower room. The second bedroom, also a double, offers ample space and comfort. The third bedroom is equipped with built-in wardrobe space, ensuring plenty of storage. Adjacent to these rooms is the modern family bathroom.

The open-plan living and dining area offers ample room for distinct functional spaces. Patio doors open out onto an incredible, sun-drenched garden, creating a seamless indoor-outdoor living experience.

The well-appointed kitchen provides plenty of worktop space and cupboards. Additionally, the utility room provides direct access to the garage and is equipped with plumbing for a washing machine, ensuring practicality.

Outside, the garden is a private paradise with a patio area ideal for seating, mature flower beds, and a charming pergola. The driveway has ample space for several cars.

Don't miss out on this exceptional property!

EPC - C
Council Tax - E



Location - Buriton

Buriton is a delightful and extremely popular village on the Hangers Way bridle path, it lies at the foot of the tree-covered hill of Head Down, one of the highest points of the South Downs. Footpaths from the village connect to the South Downs Way and the adjacent Queen Elizabeth Country Park making it very popular area with walkers, horse riders and mountain bikers. The village has a primary school, two popular public houses, village hall, as well as the village pond and the church of St. Mary. The close by market town of Petersfield offers a comprehensive range of shopping, sporting and leisure facilities together with a main line station on the Portsmouth to London Waterloo line.

Local authority


East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

All main services

Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



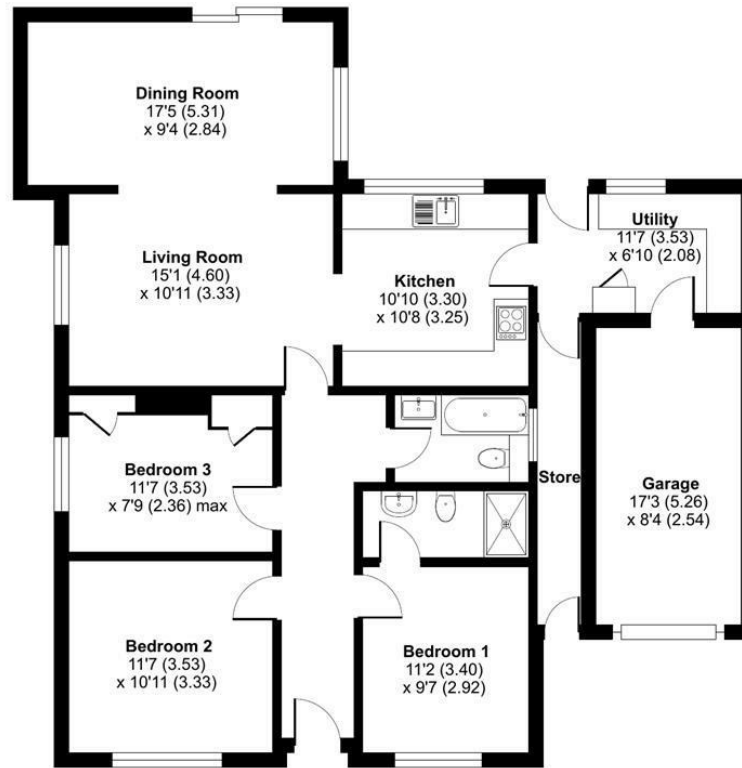
Heatherfield, Buriton, Petersfield, GU31

Approximate Area = 1146 sq ft / 106.4 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1288 sq ft / 119.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Williams of Petersfield. REF: 1164590

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