





Charming four bedroom detached family home, built circa 1973, in an elevated position in the beautiful Hampshire Village of Buriton, which is just 5 minutes drive to Petersfield and the A3 motorway.

The house offers views across to Butser Hill and the South Downs and is located in the heart of the South Downs National Park. Buriton Village offers two Public Houses, a primary school, St Mary's Church and an active community with village hall. There are wonderful countryside walks and views across the whole of the village. Petersfield town is a thriving community with excellent primary, secondary and private schools and first class shopping and dining out facilities

The accommodation comprises;

Private gravel driveway with gate and ample parking to the front and side of the house. There are two further private parking spaces in the lane to the southern part of the house in North Lane.

Pretty gravel courtyard to the front of the house with covered porch leading to-

Entrance hallway with parquet flooring, stairs to first floor. Cloaks cupboard with hand basin and WC.

Sitting room with fitted log burner with matching hearth and pretty mantle, bright, double aspect room with views across to Butser Hill to the south and views across the courtyard and driveway to the north. Parquet flooring. Double opening French doors to garden.



Dining room with double opening glazed casement doors to garden and parquet flooring.

Family room/Study with southerly views.

Kitchen/breakfast room with tiled floor, range of floor and wall units, integrated electric double oven and grill with electric hob and concealed extractor hood. Butler sink, newly installed led ceiling lighting, pantry, utility room with sink and back door.

The first floor offers a bright landing.

Master bedroom with lovely views across to Butser Hill, excellent range of built in wardrobes. Beautifully refitted ensuite shower room.

There are three further double bedrooms and a brand new family bathroom with separate shower.

Externally, the wonderful gardens surround the house and give a high degree of privacy on all sides.

Detached double garage with side door. Light and power.

To the west side of the property is a large area of lawn included in the sale where there was planning permission to build an additional detached house (2161 sq. ft. excluding the garage). The planning has lapsed but could be reapplied for.

Main gas, electricity, water and sewage.

Council Tax Band G - £3380 per annum.



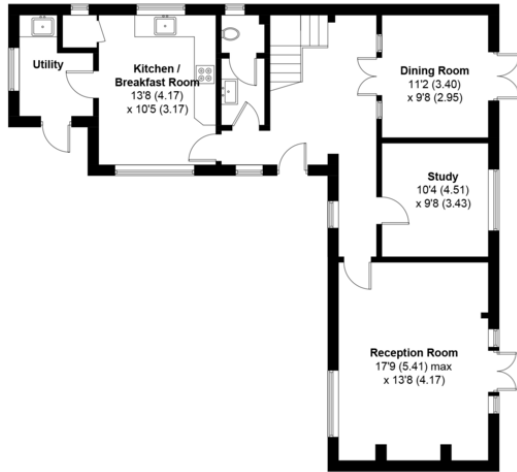
Viewings through the Vendors sole agent, Jacobs & Hunt, Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!

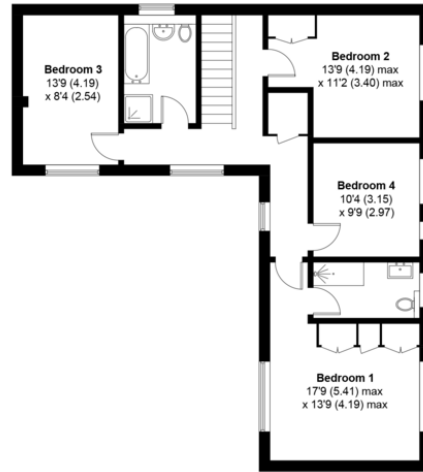


High Banks, North Lane, GU31 5RS

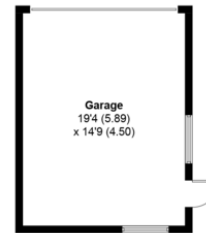
APPROXIMATE GROSS INTERNAL AREA = 1779 SQ FT / 165.3 SQ M
 GARAGE = 285 SQ FT / 26.5 SQ M
 TOTAL = 2064 SQ FT / 191.8 SQ M



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1053748)
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

