





A bespoke, architect designed, modernist house that offers spacious, bright and adaptable accommodation in the beautiful village of Buriton, just a few minutes drive from Petersfield town centre. No written description can really elaborate on this stunning property and the photographs only give a small clue to the unique design and ambience this house has to offer!

The house was designed by VECA Architects of Petersfield and has a Malmstone façade, very much in-keeping with the traditions of the village and surrounding areas. Built to an impressive specification, the house offers an air source heat pump for central heating, hot water and electricity, with the added benefit of solar panels to the roof. Having been completed in 2018, the property still offers the remainder of the 10 year NHBC guarantee.

Large entrance hallway with polished porcelain flooring, a coat/storage cupboard and glass balustraded stairs up to the first floor. The polished porcelain flooring continues into the sitting room and kitchen area, which feature two large bi-fold doors which open to the front and side terraces, as well as a built-in 5kW wood burning stove.



Bespoke kitchen incorporating Italian polished worktops and a large feature island, with built-in storage and led lighting. Siemens appliances include an integrated extractor hood, twin ovens with steamer oven, two heating drawers, large integrated fridge and silver induction hob, in addition to the Bosch integrated dishwasher.

Very large utility/boot room with large integrated Siemens freezer and ample built-in storage cupboards. Ground floor WC.

Additional reception/dining/family room, with acoustic sound deadening and electrics installed for potential cinema projection and speaker facilities. Leading off this is Bedroom 5/Study with french doors to the front terrace, adjacent en-suite shower room and optional private entrance access.

The first floor offers a galleried landing with vaulted ceilings. Master suite with vaulted ceiling, dressing room area and en-suite shower room. There are three further double bedrooms, two with large built-in storage, and a family bathroom.

There is a large gravel driveway with custom-made oak gates (which have electricity running to them so option to be automated) which in turn leads to the very large Indian sandstone terrace that offers a private dining and entertaining space. Large lawned area to the front of the house, enclosed by mature bushes and hedgerows. EV charging point installed to the property, near the large garden shed.

There is a pre-installed gas feed to the property if this is required. Wet underfloor heating to all ground floor rooms and electric underfloor heating to both first floor bathrooms, with radiators to all first floor bedrooms. The lighting system is controlled via Philips Hue and there are ethernet ports in each room. Electric fire alarms and Yale Security CCTV system. Integrated solar panels with digital controller.

There is a Primary School in Buriton, two pubs and St Mary's Church and Post Office. Petersfield just 5 minutes drive away offers mainline railway station to London Waterloo.



The Petersfield School is a very good secondary school with Churcher's College, Bedales and Ditcham Park Schools within easy access.

Council Tax - To be advised. Mains water, drainage. Heating & electricity via airtsource heat pump and solar panels.

No onward chain.

Viewing through the Vendor's sole agents, Jacobs & Hunt Estate Agents.



Bones Lane, Buriton

Approximate Gross Internal Area = 226.0 sq m / 2433 sq ft

Store = 10.0 sq m / 108 sq ft

Total = 236.0 sq m / 2541 sq ft
(Excluding Void)

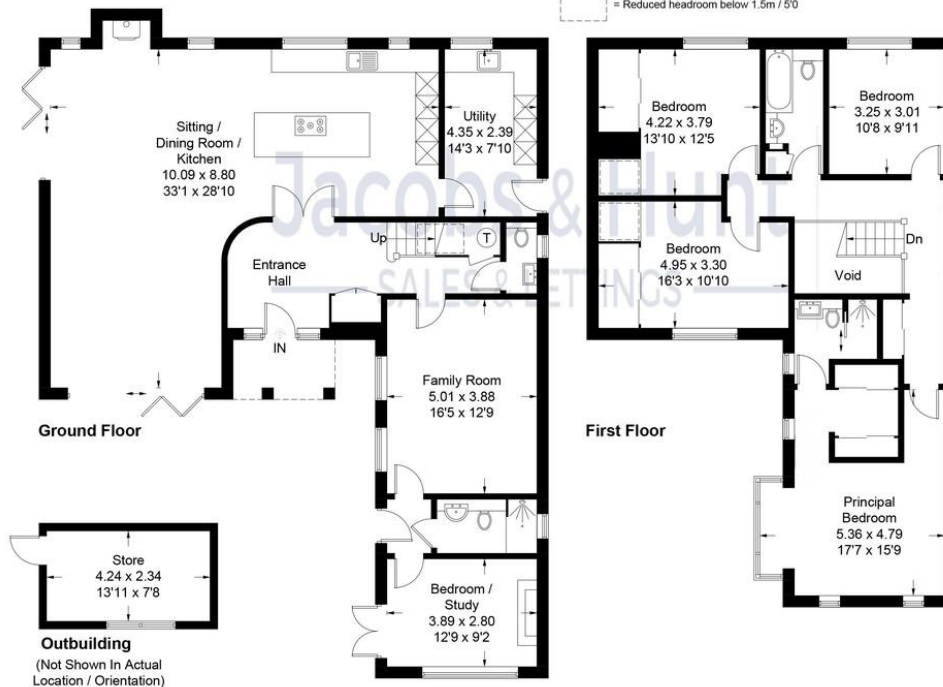


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1236867)



Score	Energy rating	Current	Potential
92+	A	94 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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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



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