



8 High Street
Buriton
Petersfield
GU31 5RX



Village Po

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oieo £495,000

INTRODUCTION

Dating back to circa 1546, this pretty Grade II listed double fronted cottage is situated within the heart of this pretty village that lies within the South Downs National Park and enjoys views across the village pond and towards St. Mary's church, which dates back to the 12th Century. The house comes with a wealth of charm and character with many period features including open fireplaces, exposed beams, original doors and even a bread oven in the dining room.

Accommodation on the ground floor briefly comprises a well-proportioned sitting room with Inglenook fireplace and inset wood burning stove, dining room with oak flooring and again a beautiful original fireplace, and a thoughtfully designed kitchen with a range of fitted appliances and oak worktops. On the first floor there are two double bedrooms and a modern bathroom with a further double bedroom on the second floor. To the rear of the property there is an attractive mature rear garden.



The village also benefits from two excellent public houses, The Five Bells and Village Inn, as well as a village hall and recreation ground which includes tennis courts and a cricket pitch. The pretty market town of Petersfield is also only a stone's throw away with a wide range of shops and a mainline railway station offering a direct service to London Waterloo in just over an hour. The Hindhead tunnel is easily accessible with Guildford, Portsmouth and Chichester also being within easy reach. There are also excellent state and private schools in the area including Bedales in Steep and Churches College in Petersfield with the South Downs National Park and surrounding countryside providing some of the finest walks and cycling in the country.

INSIDE

The property is approached via a pathway leading to an attractive pitched covered entrance porch, with fitted seating to either side which then leads to an original oak door leading through to the entrance hall. The hallway has original flagstone flooring, exposed stone brickwork to one wall with a door to one side then leading through to a beautiful well-proportioned drawing room which has a window to the front, original exposed beams with the main focal point of the room being the impressive Inglenook fireplace and inset wood burning stove. A doorway at one end of the room then leads to a staircase providing access to the first floor. The dining room has a window to the front, oak flooring, an alcove to one corner of the room with fitted shelving, original open fireplace and bread oven to the side. The room then has a door at one end leading through to a deceptively spacious and thoughtfully designed modern kitchen which is fitted with a matching range of cream wall and base units with cupboards and drawers under. There are oak worktops, a range of built in Neff appliances including a double oven and five ring gas hob with extractor over, plumbing space for a washing machine, built-in dishwasher and further appliance space. The room also benefits from original exposed beams, oak flooring, spotlights and a window and door to the rear.

On the first floor landing there is a window to the rear, a staircase leading to the second floor with a door leading through to the master bedroom



which has a window to the front and a beautiful open fireplace with stone surround to one wall. There are also exposed beams and fitted wardrobe at one end. Bedroom two, which is also a lovely light and airy room, has a window to the front with exposed beams. The modern bathroom comprises a panel enclosed bath with shower over, wash hand basin, WC, heated towel rail and spotlights.

On the second floor there is an additional double bedroom with Velux window, exposed beam and a door to one side leading through to a large loft room which is fully boarded and has power and light. There is also a good size airing cupboard with fitted shelving to one corner of the bedroom.

OUTSIDE

Outside to the front of the property, the garden has been completely landscaped with both paved and shingled areas with a log and bin store to one side. To the rear of the property a set of wooden steps lead up to an attractive garden where there is a shaped paved patio area leaving the rest of the garden

mainly laid to lawn, yet well stocked with a wide variety of mature flowers, trees and shrubs. There is also a shed and the garden itself is fully enclosed.

DIRECTIONS

From Petersfield proceed south along the A3 and take the exit for Buriton. At the mini roundabout follow the signs for the village and continue along for some distance where the road will automatically take you directly into the High Street. Follow this road for a short distance where the property can be found just before the village pond on the left hand side.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Eastleigh Borough Council - Band E

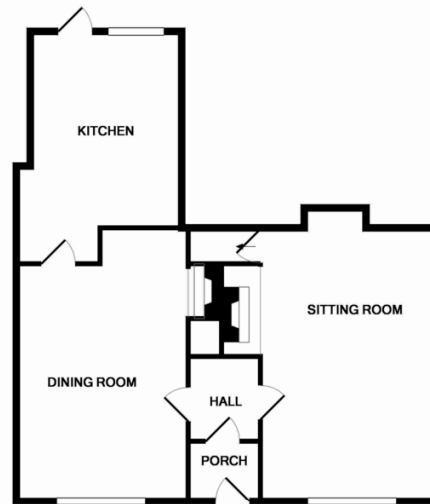
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	52
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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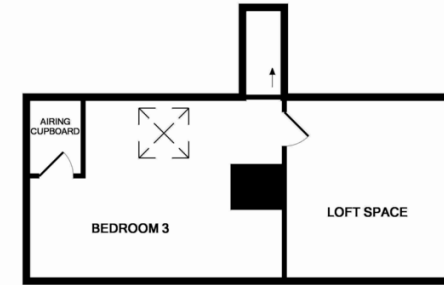
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MEASUREMENTS:

SITTING ROOM

16' 4" x 11' 2" (4.98m x 3.4m)

DINING ROOM

11' 8" x 10' 7" (3.56m x 3.23m)

KITCHEN

12' 3" x 9' 6" (3.73m x 2.9m)

MASTER BEDROOM

17' 2" x 8' 5" (5.23m x 2.57m)

BEDROOM TWO

12' 7" x 10' 1" (3.84m x 3.07m)

BEDROOM THREE

12' 7" x 12' 6" (3.84m x 3.81m)

