Jacobs & Hunt

1 BINDEN COTTAGE, NORTH LANE, BURITON, PETERSFIELD, GU31 5RR

OFFERS IN EXCESS OF £750,000









Binden Cottages is a handsome period cottage with stone elevations, red brick detailing, a slate roof and a gabled porch, softened by climbing plants. It has been a much-loved family home for over three decades, and it's a rare chance to acquire a cottage of this character and size in such a setting. The accommodation would benefit from some updating in places, giving a new owner the opportunity to put their own stamp on it. Inside, it's far more spacious than you might expect, with around 1,637 sq ft across two floors and an easy, sociable layout.

The front door opens into the dining room, which has a cast iron fireplace with decorative tiled slips, a window to the front garden and oak flooring. The kitchen/breakfast room sits at the heart of the house, with cream shaker-style cabinetry, solid wood worktops, a Belfast sink and a range cooker. A window over the sink looks onto the garden, and there's room for a table. It flows into the garden room.

The sitting room is a lovely bright space with an open fireplace and French doors to the garden. Beyond the garden room, the music room is a flexible space that suits a study, studio or playroom. It has its own cloakroom and utility room, which makes it a good option for home working or visiting guests.

Upstairs are three bedrooms. The generous principal bedroom has a dual aspect, eaves storage and an en suite shower room. The second bedroom is a comfortable double with fitted wardrobes, and the third makes a good single bedroom, nursery or home office. There's also a family bathroom with a bath, plus an airing cupboard.

The gardens are a real highlight. Mature borders of shrubs,

roses and perennials wrap around the cottage, with a winding path leading to a sunny lawn, a seating area and a garden shed. Beyond the garden, the cottage enjoys the backdrop of the South Downs in the distance, with views across open fields to all sides. It's private, well stocked and very easy to enjoy.

The village of Buriton, including its local primary school, is a short walk or cycle, and the amenities of Petersfield are a short drive.

SOLICITOR

Choosing the right conveyancing solicitor is an important part of the buying process. At Jacobs & Hunt we have trusted solicitors we regularly refer our clients to, so if you'd like a recommendation just have a chat with one of the team and we'll be happy to help!









Binden Cottages, Buriton

Approximate Gross Internal Area = 152.1 sq m / 1637 sq ft

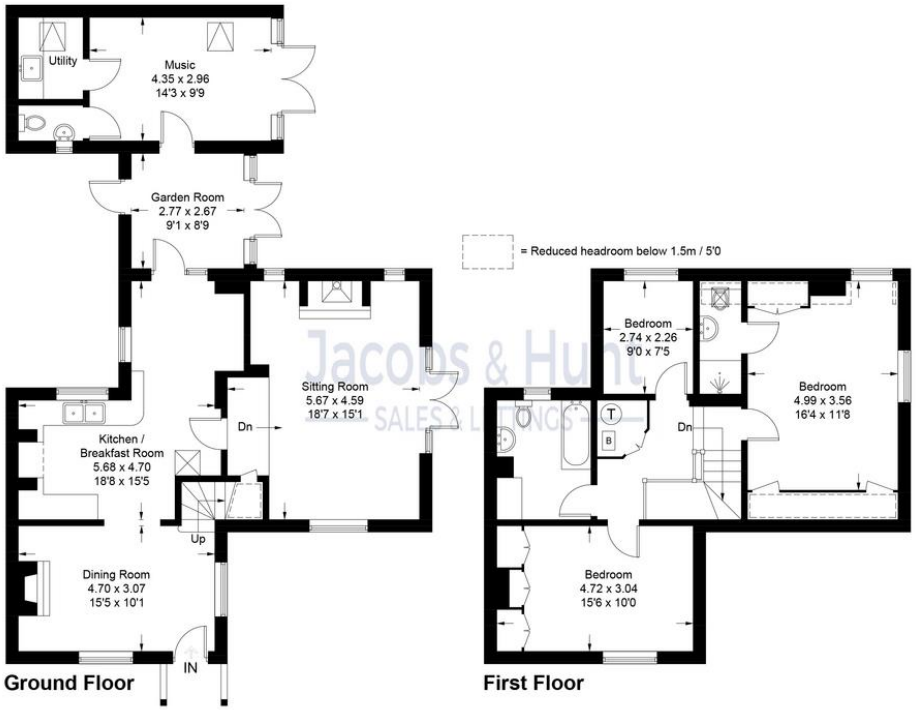

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1341727)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 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 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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