





Charming, character two bedroom detached chalet bungalow which has undergone numerous improvements by the current owner.  
Karndean flooring in the kitchen/breakfast room, including a recently re-fitted kitchen and new Grovewood double glazed windows.

The original Bothy has been refurbished extensively and now offers a comfortable, detached workspace in the rear garden.

Situated in the picturesque village of Buriton, which is nestled within the South Downs National Park, the property is within easy walking distance of Buriton Primary School, beautiful walks around the surrounding countryside and the charming local pub.

The A3 is easily accessible and Petersfield town centre is just a few minutes drive away with its mainline station railway with links to London and excellent primary and secondary and private schools.

The accommodation comprises;

Front door leading to spacious entrance hallway with stairs to first floor.

Downstairs master bedroom benefitting from front aspect views of the private front garden leading onto ensuite with shower and bath.

The sitting room enjoys a bright aspect with a wood burning Clearview stove.



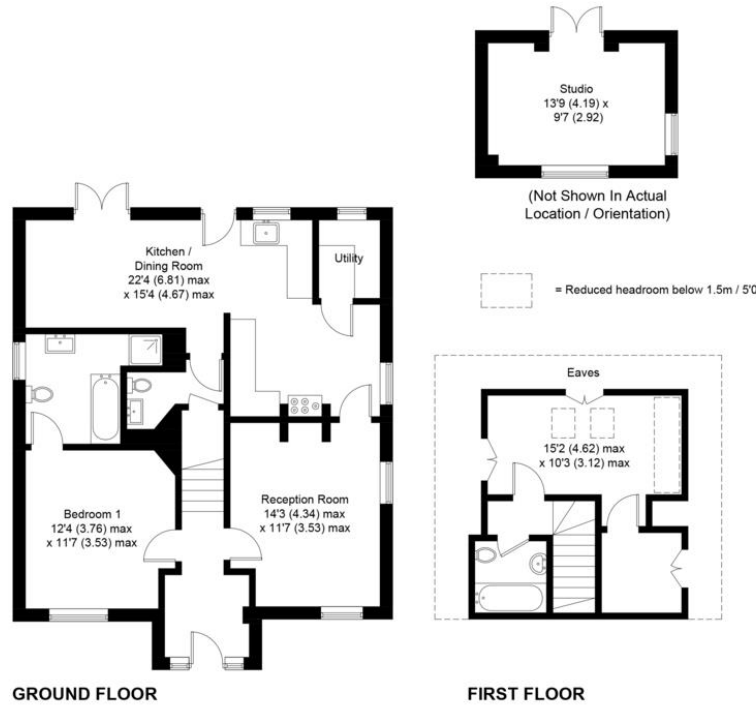
This leads through to a bright and spacious kitchen/dining room that overlooks the pretty rear garden. With Karndean flooring throughout, newly refitted kitchen with ample counter space, an electric Rangemaster cooker and storage cupboard that could serve perfectly as a larder. Plenty of space for dining table and chairs. Leading on from the dining area are French doors opening out onto the garden and to the rear of the room is a downstairs loo with understairs cupboard space.

The first floor of the property offers a double bedroom with rear aspect views of the garden, a large storage space as well as eaves storage and across the landing is a bathroom.



# 30, Petersfield Road, GU31 5RZ

APPROXIMATE GROSS INTERNAL AREA = 1112 SQ FT / 103.3 SQ M  
STUDIO = 133 SQ FT / 12.4 SQ M  
TOTAL = 1245 SQ FT / 115.7 SQ M



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 (ID1062414)  
Produced for Jacobs & Hunt - Petersfield

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 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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