Jacobs & Hunt

55 BONES LANE, BURITON, PETERSFIELD, GU31 5SE

GUIDE PRICE £799,950









Bones Lane offers a rare combination of period character and considered modern refinement, arranged over three floors and extending to approximately 1,935 sq ft. The accommodation is well suited to contemporary family life, with a natural flow between the principal reception rooms and generous proportions throughout.

On the ground floor, the sitting room is a dual-aspect room centred around an exposed brick fireplace with wood burning stove, with French doors opening onto the terrace. The family room opens through to the kitchen/breakfast room beneath an arched feature window, creating a light, sociable space for everyday living. The kitchen itself is fitted with shaker-style cabinetry, a range cooker and a large picture window over the sink. A utility room and cloakroom complete this floor.

The first floor provides three further bedrooms and a family bathroom finished with a walk-in rainfall shower and striking tiling. The second floor is given over entirely to the principal bedroom suite, a fine loft-style room with vaulted ceilings, built-in wardrobes and dual-aspect windows taking in far-reaching views over the surrounding countryside, together with generous eaves storage.

A private driveway with an EV charging point provides off-road parking to the rear of the property, leading to a detached garage and a separate studio/office - a versatile space well suited to home working. The gardens wrap around the house, laid mainly to lawn and enclosed by mature hedging, with a paved terrace for outdoor entertaining and a further garden room reached via a brick pathway.

Buriton is one of the South Downs' most desirable villages, centred around its duck pond, church and well-regarded village pub, with excellent walking and cycling directly from the doorstep. The market town of Petersfield lies a short distance away, offering a mainline station with services to London Waterloo, together with a comprehensive range of shops, schools and amenities.

Property Information

Tenure: Freehold
Council Tax Band: F
EPC Rating: D
Local Authority: East Hampshire District Council

Please contact Jacobs & Hunt, Petersfield to arrange your viewing appointment.









Bones Lane, Buriton

Approximate Gross Internal Area = 146.1 sq m / 1573 sq ft
Outbuildings = 33.6 sq m / 362 sq ft
Total = 179.7 sq m / 1935 sq ft

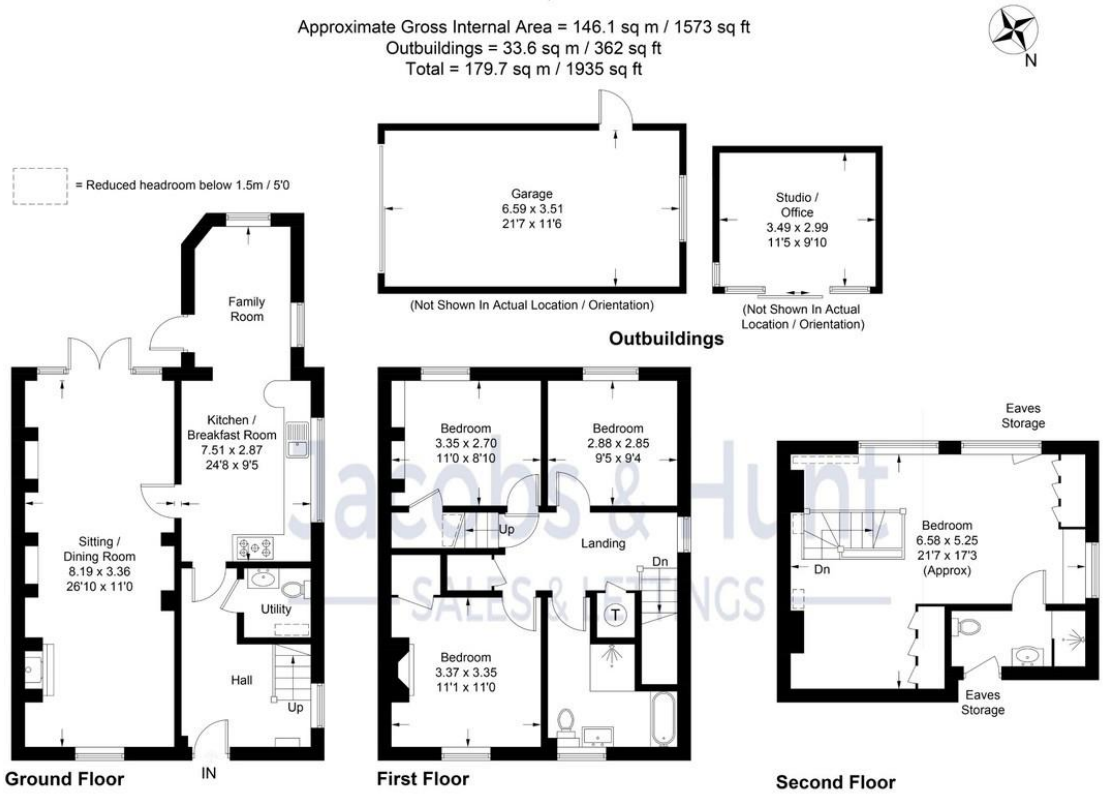
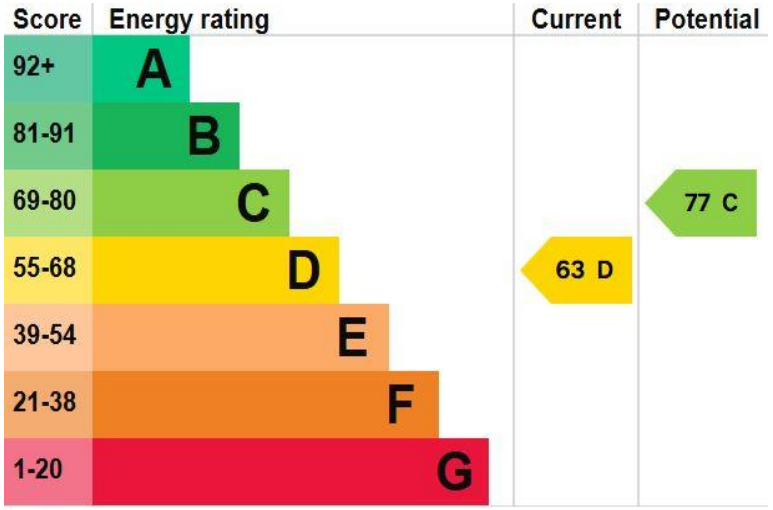


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