





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



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1332638)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 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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