





Tucked away in the charming and sought-after village of Buriton, this beautifully extended and thoughtfully modernised semi-detached home offers a wonderful blend of character and contemporary living, all set against a stunning backdrop of rolling South Downs countryside.

The current owners have invested considerably in transforming this property into a truly impressive family home. At the heart of it all is the spectacular open-plan kitchen/dining/living area, a real wow factor space featuring a sleek shaker-style kitchen with marble-effect island, range cooker, herringbone brick splashbacks, and bi-fold doors that open seamlessly onto the garden - perfect for entertaining. A separate sitting room with exposed brick fireplace and wood-burning stove provides a cosy retreat, while a handy utility room with WC adds everyday practicality.

Upstairs are three well-proportioned bedrooms and a family bathroom, with further scope to extend into the loft space - as neighbouring properties on the road have already demonstrated, creating additional accommodation and adding even greater versatility to the home.



Outside, the generous rear garden is a real highlight - a south-facing haven with a large stone patio, an impressive covered pergola with power and outdoor dining area, lawn, and a substantial timber-clad outbuilding currently configured as a serious home gym, with power connected, offering huge versatility as a garden room, studio or home office.

To the front, a shared driveway provides parking for two vehicles, while views take in glorious open fields and

wooded hillsides - a reminder that the South Downs National Park is truly on your doorstep. The village of Buriton itself is wonderfully connected to miles of footpaths and bridleways, making it a dream location for walkers and those who love the outdoors.

The market town of Petersfield is just a short drive away, offering excellent shopping, schools, restaurants and a mainline railway station with fast services to London Waterloo.

This is a rare opportunity to acquire a home that has been genuinely loved and upgraded - early viewing is strongly recommended.

Gas central heating

Double glazed throughout

Shared driveway with parking for two vehicles

Council tax band D - £2,232 per annum

All mains services



**Approximate Gross Internal Area 1081 sq ft - 101 sq m
(Excluding Outbuilding)**

Ground Floor Area 633 sq ft – 59 sq m

First Floor Area 448 sq ft – 42 sq m

Outbuilding Area 169 sq ft – 16 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	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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