





Positioned on Heatherfield - a quiet residential road off Petersfield Road - this Characterful three bedroom detached bungalow sits comfortably within the sought-after village of Buriton, just two miles south of Petersfield at the foot of the South Downs National Park.

Occupying a particularly generous corner plot, the property enjoys an enviable degree of privacy and outdoor space rarely found at this level of the market. The accommodation is arranged entirely over a single floor and offers well-balanced, light-filled living throughout. The principal reception is a notably spacious living and dining room - a real focal point of the home, with triple aspect windows flooding the space with natural light and attractive views over the mature surrounding greenery. A feature fireplace with painted brick surround adds warmth and character, and there is a real sense that this room lends itself equally well to relaxed everyday living and more formal entertaining. The kitchen is well-configured in a u-shaped layout with ample worktop and storage space, a window overlooking the rear courtyard, and light wood-effect flooring. Three bedrooms are served by a freshly presented family bathroom, fitted with a panel bath with glazed screen, pedestal basin and WC, and complemented by attractive patterned floor tiling. The gardens are without question one of the standout features of this property.



The rear garden is of a very good size - largely laid to lawn with mature trees and shrubbed borders providing a high degree of seclusion - and has clearly been well-loved over the years, with a patio area and vegetable beds adding further versatility for those with a passion for outdoor living. A detached garage sits to the rear of the plot, accessed via a private driveway running along the side of

the property, which forms part of the title.

Of particular note, the property benefits from granted planning permission for a single storey side and front extension, which would significantly enhance the footprint of the home to provide three bedrooms and an enlarged open plan living space. The proposed scheme, designed by Beckmann Architecture, features a striking contemporary exterior with black timber cladding, slate tiled roof and powder coated aluminium windows - a bold and considered design that would transform the property into something truly special. For full details of the planning consent please enquire with the agent, Jacobs and Hunt.



**Approximate Gross Internal Area 881 sq ft - 82 sq m
(Excluding Garage)**

Garage Area 152 sq ft – 14 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 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 and 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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