



16 Bones Lane, Buriton, Petersfield, Hampshire, GU31 5SE

TOWN & COUNTRY
SOUTHERN

- A Semi-Detached Thatched Cottage
- Two Double Bedrooms
- Two Reception Room
- Refitted Bathroom
- Off Road Parking
- No Forward Chain
- Attractive Village Location Close to Pond
- Viewing Highly Recommended
- Council Tax Band D - East Hampshire District Council

PROPERTY SUMMARY

Hop Cottage is situated in the charming village of Buriton which lies at the foot of the South Downs, the village is approximately two miles south of the town of Petersfield which has a mainline railway station with direct line links from Portsmouth to London Waterloo. The village has two local pubs The Five Bells and The Nest Hotel, a village hall, a large feature duck pond, Buriton Primary School, parking facilities, the Church of St. Mary, the village is also popular for walks along the South Downs Way. This semi-detached thatched cottage is Grade II Listed, however improvements have been made over the past few years with a newly replaced bathroom suite, central heating and redecoration. Set back from the lane behind a deep front garden and a shingle driveway the cottage comprises: porch, dining room, living room, bathroom, kitchen with utility cupboard on the ground floor with two bedrooms on the first floor. Offered with no forward chain, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE

Shingle driveway with off road parking for one car, picket style fencing to one side with opening leading to lawned garden and panelled fencing to the other, to the front is a lawned garden enclosed with mature shrubs, evergreens and bushes, shingle pathway with rockery to one side leading to rear garden, external meter cupboard, main front door leading to:



PORCH

Window to front aspect, radiator, internal door leading to:

DINING ROOM

13' 0" x 10' 6" (3.96m x 3.2m) Sash window to front aspect overlooking garden with radiator under, door to living room, central chimney breast with brickette surround fireplace with tiled hearth and open fire (not tested), panelled door to inner hallway, high ceiling with spotlights, smoke alarm, alarm panel.

LIVING ROOM

11' 7" x 10' 5" (3.53m x 3.18m) Window to front aspect overlooking garden with radiator under, built in storage cupboard to one side housing electric consumer box, corner fireplace with surround, ceiling coving.

INNER LOBBY

Square opening leading to kitchen, radiator, door to bathroom.

KITCHEN

10' 9" x 8' 8" (3.28m x 2.64m) Window to rear aspect overlooking garden, stable style door to outside, door to inner staircase, range of matching wall and floor units with roll top work surface, inset single drainer sink unit with mixer tap, range of drawer units, electric hob with extractor hood, fan and light over and oven with grill under, ceramic tiled surrounds, black and red checked tiled flooring, corner display shelving, two wall mounted units with glazed doors.

LARDER / UTILITY ROOM

Matching tiled flooring, washing machine point, window to side aspect, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested).

BATHROOM

White suite comprising: P shaped panelled bath with separate Triton shower over, vanity unit with wash hand basin and cupboards under, mirror and lighting over, twin frosted glazed windows to rear aspect, close coupled w.c., heated towel rail, radiator, vinyl flooring.

INNER LOBBY

Radiator, cloaks hanging area, staircase rising to first floor.

FIRST FLOOR

Landing, panelled doors to bedrooms.

BEDROOM 1

11' 5" x 9' 10" (3.48m x 3m) Sash window to front aspect overlooking garden with radiator under.

BEDROOM 2

10' 9" x 8' 9" (3.28m x 2.67m) Window to rear aspect overlooking garden with radiator under, built-in wardrobe with hanging rail and shelf.

OUTSIDE

To the rear is a split-level garden with wooden built shed.

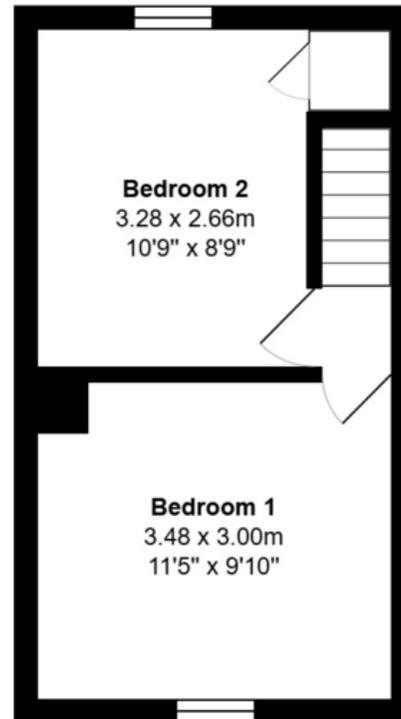
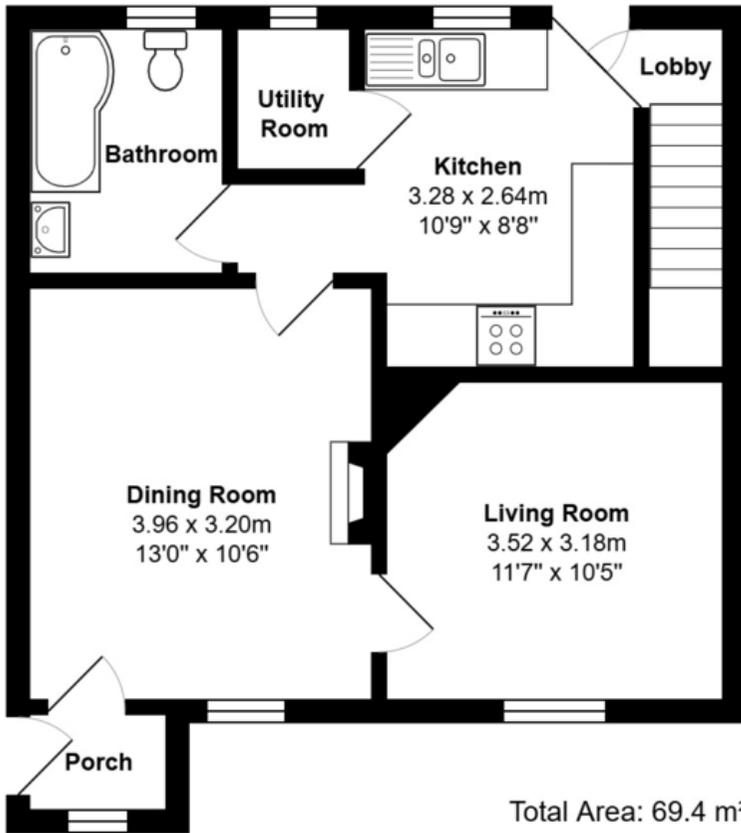
AGENTS NOTES

Council Tax Band D – East Hampshire District Council
Broadband – ADSL/FTTC Fibre Checker
(openreach.com)

Flood Risk – Refer to – (GOV.UK
(check-long-term-flood-risk.service.gov.uk))

AML Checks – By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Total Area: 69.4 m² ... 747 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		68
D		
(39-54)	53	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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