



FARCLAYS HOUSE

11 North Lane, Buriton, Petersfield GU31 5RS

BCM
Wilson
Hill

FARCLAYS HOUSE

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Petersfield GU31 5RS

An attractive and well
presented village house
with delightful gardens
situated in the heart of the
pretty Downland village of
Buriton.

Accommodation

Entrance Hall | Cloakroom | Sitting
Room | Family Room / Study | Kitchen /
Breakfast Room | Utility Room | Principal
Bedroom with Ensuite Bathroom
| 3 Further Bedrooms | Family Bathroom
| Parking | Detached Garage | Gardens
of Approximately 0.25 Acres (0.101 ha)

Petersfield (and mainline station)
3.1 miles | South Harting 4.4 miles
| Chichester 16.3 miles | Winchester
21.3 miles | Mileages approximate





THE PROPERTY

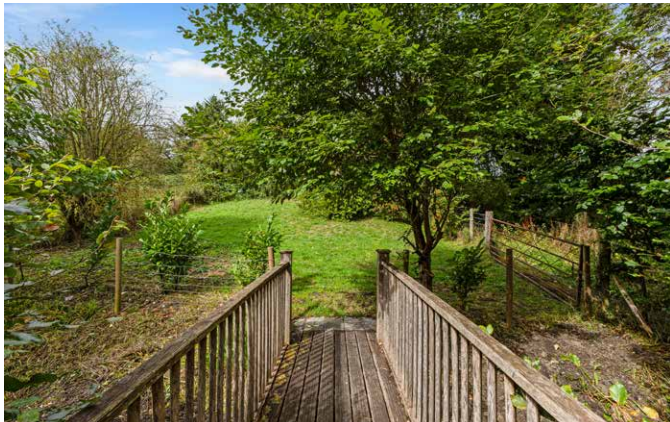
An attractive central village house offering spacious and flexible accommodation arranged over two floors boasting notably light accommodation throughout. Originally an old cottage, the house was rebuilt in 2014 in a sympathetic style offering attractive stone and brick facing elevations beneath a slate tiled roof. The property offers a welcoming and modern feel throughout with character features of note including large brick fireplaces and oak joinery which carefully combine with more modern conveniences attributed to current daily living including a fully fitted kitchen, contemporary bathroom fittings and underfloor heating.

OUTSIDE

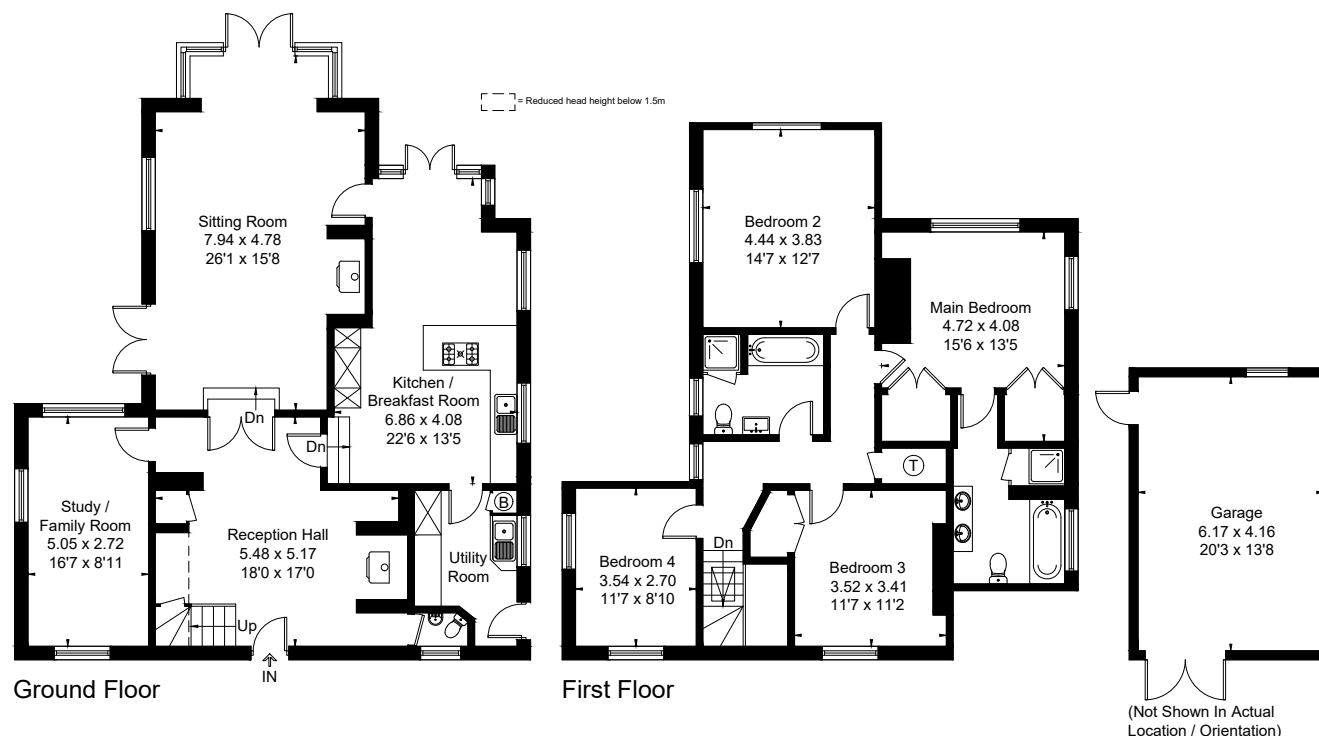
The property offers off road parking and a detached garage to the rear which is accessed through a five bar gate off a neighbouring lane beside the house. The delightful gardens offer various areas in which to relax, entertain and enjoy. A south facing terrace off the sitting room leads to a pretty enclosed side garden and decking spans the rear of the house overlooking a small bridge and a mainly lawned garden beyond. In all, the gardens extend to approximately 0.25 Acres (0.101 ha).

LOCATION

The property enjoys a central position just a few yards up the road from the village pond and church in the heart of the pretty village of Buriton. Buriton is a thriving community in the heart of The South Downs National Park, adjacent to The Queen Elizabeth Country Park and has a church, two pubs, a primary school, village hall and recreation ground. Petersfield has a comprehensive range of shopping, recreational facilities and a mainline station with train services to London Waterloo in just over an hour. The Petersfield area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and in the state sector TPS. The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. There are a wide number of footpaths and bridleways in the surrounding area including The South Downs Way and The Sussex Border Path. The Hangers Way is also accessible from a public footpath in the village.



Approximate Floor Area = 200.9 sq m / 2162 sq ft
 Garage = 25.5 sq m / 274 sq ft
 Total = 226.4 sq m / 2436 sq ft



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

All mains services are connected. Gas fired central heating and underfloor heating throughout the ground floor.

Broadband availability

Superfast available (Ofcom)

Mobile/Internet Coverage

Good outdoor, limited indoor (Ofcom)

Tenure

Freehold with vacant possession.

Construction

Stone and brick. Slate Tiled Roof.

Local Authority

East Hampshire District Council

<https://www.easthants.gov.uk>

01730 266551

Council Tax

Band F

EPC

C72

Directions to GU31 5RS

From Petersfield proceed in a southerly direction via Dragon Street and continue on The Causeway. After approximately 2 miles, turn left at the roundabout signposted to Buriton. Follow Greenway Lane into the centre of Buriton Village following the road left beside the large village pond where the property will be found after a short distance on the left hand side.

What3Words

///photos.proudest.going

Viewings

By appointment with BCM Wilson Hill only

NB These particulars are as at September 2026.

IMPORTANT NOTICE

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Petersfield

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