



North Lane, Buriton, Petersfield, Hampshire, GU31

Guide Price: £550,000 Freehold

A pretty semi-detached cottage in the centre of this picturesque village with off-street parking.

Two bedrooms, family bathroom, separate WC, 2 reception rooms, kitchen/dining room, pantry, gardens and parking.

EPC Rating: N/A.

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DESCRIPTION

The property is a very pretty, Grade II Listed, semi-detached cottage with stone elevations under a thatch roof and accommodation over two floors, believed to originally date from the 15th Century. The layout can be seen in the floorplan but of particular note are the good sized reception rooms. The kitchen is to the rear of the house and there's plenty of room for a free standing breakfast table. From one of the sitting rooms, a door opens to the stairs leading up to the first floor landing, off which are two bedrooms, a family bathroom and separate WC. To the front, the cottage is approached by a shared pedestrian path leading to the front door. There is a large coal and oil shed which is attached to the front left of the property behind a yellow door as well as an original water Well. Outside, the main garden lies to the rear which backs onto the nature reserve. It is predominantly laid to lawn with a variety of hedging and shrubs, a patio area with a covered gazebo, a souterraine which is a suitable space for hobbies and a tree house with beautiful views. The cottage comes with its own designated off-street parking for two cars, accessed by a shared pedestrian path from the car park leading to the front door. There is also rear access from the cottage to the parking area and to the bins via the back garden. Additional street parking can be found to the front of the property. Whilst there are a couple of low doorways, the ceiling height for a cottage of this age is very good and an internal viewing is strongly recommended.



Services: Mains electricity, water and drainage. Oil fired central heating.

LOCATION

The property is situated in the heart of the picturesque village of Buriton. Buriton boasts a number of village amenities including a nursery school, primary school, a church, a village hall, two pubs and a village pond. Further amenities can be found in Petersfield, approximately 3 miles to the North where there is a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

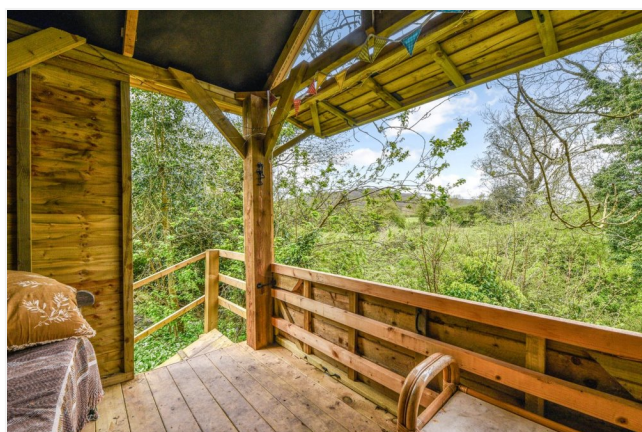
LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

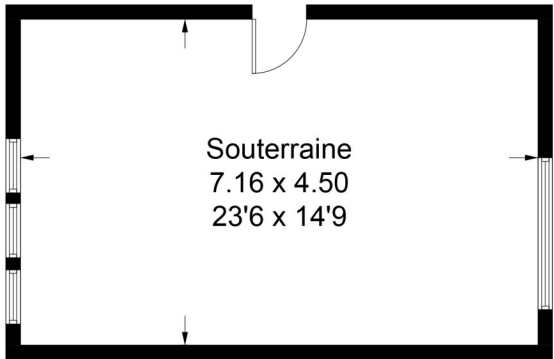
From Petersfield, proceed in a southerly direction down The Causeway. At the roundabout linking to the A3, turn left towards Buriton and follow the country lane into the village. Continue through the centre of the village passing the village pond on the right and into North Lane. The property can be found after a couple of hundred metres on your left, as the road bends to the right.

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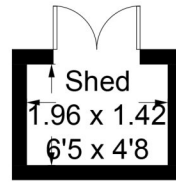
North Lane, GU31

Approximate Gross Internal Area = 112.8 sq m / 1214 sq ft
Outbuildings = 41.8 sq m / 450 sq ft
Total = 154.6 sq m / 1664 sq ft

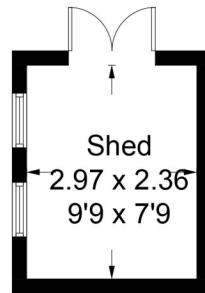


Outbuilding

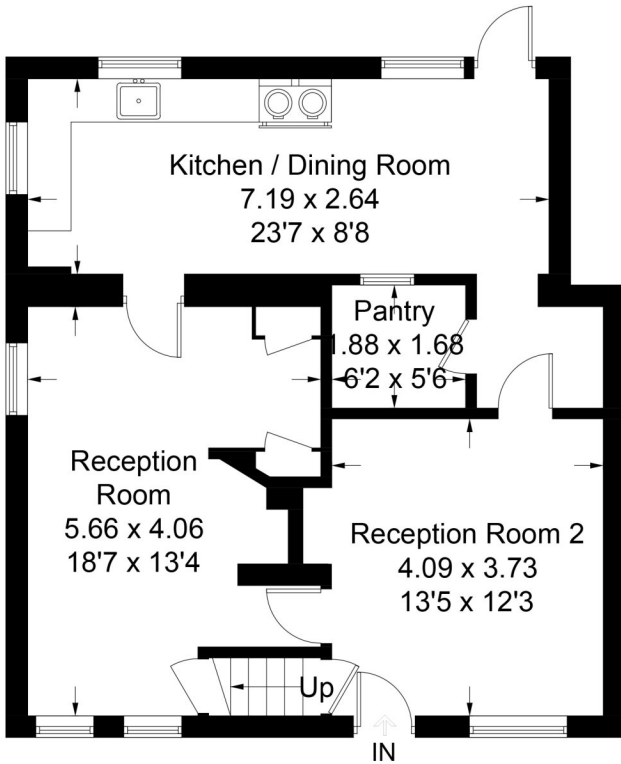
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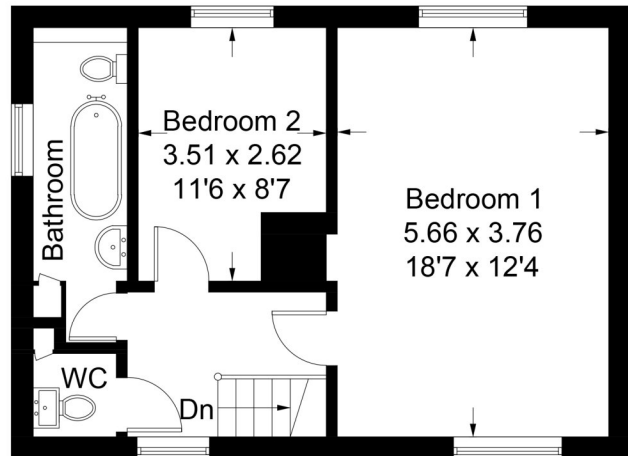
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

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