



THE  
COUNTRY  
HOUSE  
COMPANY

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Buriton  
The South Downs National Park

## Buriton, Nr Petersfield, Hampshire

A charming Grade II listed cottage with detached garage situated in this sought after village that has direct access to The South Downs Way, being positioned within The South Downs National Park and adjacent to the historic Queen Elizabeth Country Park.



## Mileages (approximate)

Petersfield - 2 miles Winchester - 21 miles

Southampton Airport - 31.7 miles

## Summary of Accommodation

### Ground Floor

Sitting Room

Kitchen/Dining Room

Utility/Cloakroom

### First Floor

Two Bedrooms

Large Bathroom with separate Shower

### Second Floor

Attic Room (currently used as study/  
occasional Bedroom)

### Outside

South West facing Terrace and Garden

Detached Tandem Garage with Workshop

## Description

This delightful home has an abundance of charm and character and a comfortable arrangement of accommodation.

On entering across a flagstone floor, you reach the cosy sitting room which has an



attractive Inglenook fireplace with wood burning stove and oak mantle.

Beyond this room is the generously sized kitchen/dining room with quarry tiled floor, beams, Rayburn and a good selection of fitted cabinets. There is ample room for a dining table and French doors out onto a patio and up into the rear garden. There is also a utility/cloakroom.

The first floor presents two double bedrooms and a stylish bathroom with bath and separate shower.

A further staircase leads up to the attic room, currently used as a study/occasional bedroom.

### Outside

Accessed from the Kitchen is a pretty sun terrace with steps up to the South Westerly facing garden. This is a particular feature with beautiful mature beds, lawn and additional seated area to the rear adjacent to an attractive flint wall.

Virtually opposite the cottage at the front, is a detached tandem garage and workshop which has power.

## Situation

Buriton is a delightful village with a friendly, rural and peaceful atmosphere and an active community. Lying adjacent to the Queen Elizabeth Country Park and forming part of The South Downs National Park, the village attracts many walkers, cyclists and horse-riders. There are two tennis courts, two pubs, a village hall, a large village pond with ducks and fish and the Church of St. Mary.

Nearby Petersfield, only two miles away, provides excellent amenities. The village also has its own school, Buriton Primary School, which is highly regarded.

**Services:** Main's electricity and water. Private drainage and oil-fired central heating

**Local Authority:** Winchester City Council

**Tenure and Possession:** The property is offered for sale Freehold.

### Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

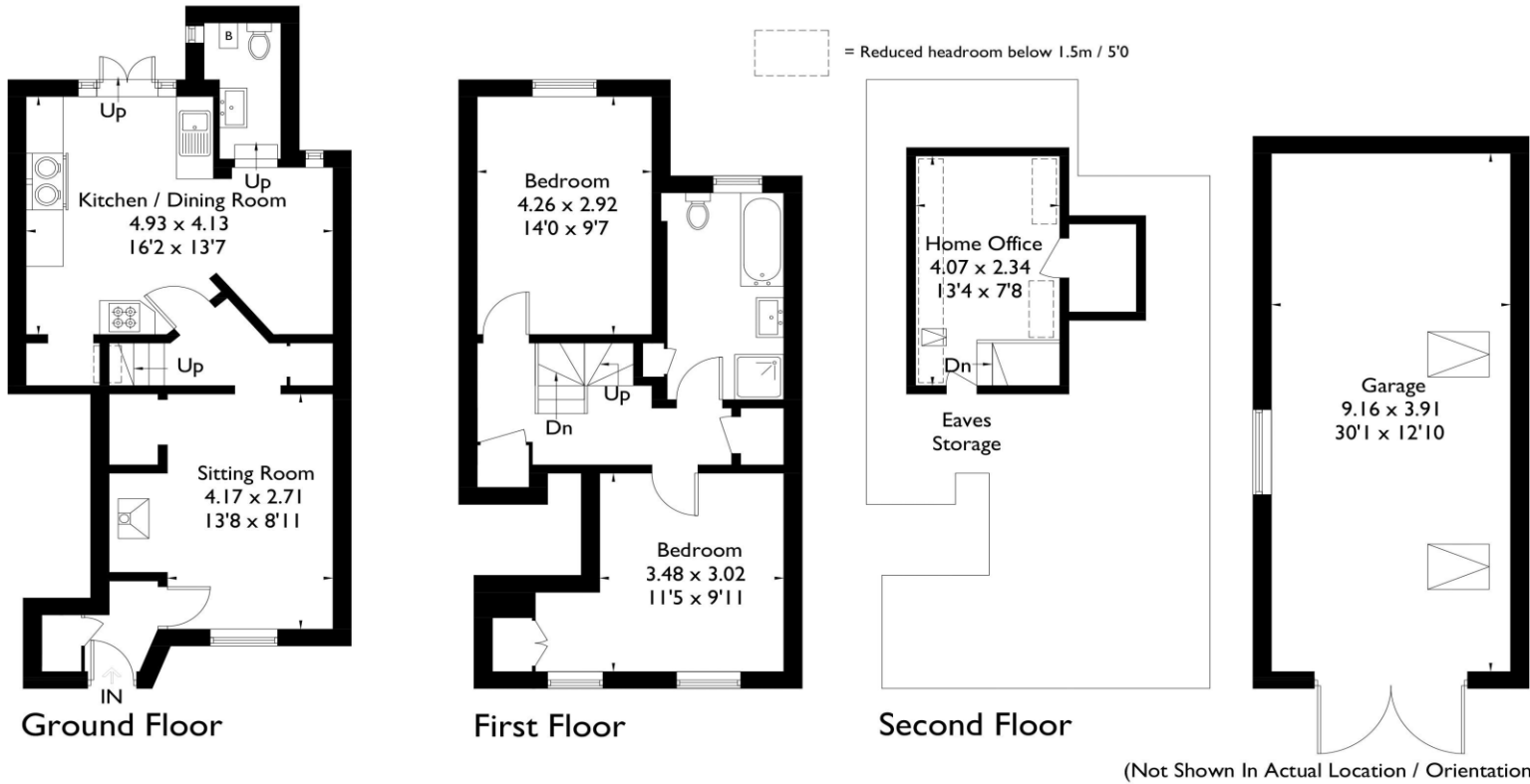
Email: sales@countryhousecompany.co.uk



### Disclaimer: (including fixtures and fittings)

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Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft  
 Garage = 35.7 sq m / 384 sq ft  
 Total = 133.1 sq m / 1432 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	87	(69-80) <b>C</b>	85
(55-68) <b>D</b>	68	(55-68) <b>D</b>	65
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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