

THE
COUNTRY
HOUSE
COMPANY

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FOOTPATH
VILLAGE HALL

Chapel
Cottage

Buriton, Nr Petersfield, Hampshire

A stylish, 3 bedroom semi-detached cottage situated in The South Downs National Park, in the picturesque village of Buriton which is within easy access of Petersfield and its excellent commuter links.



Mileages (approximate)

Petersfield 2.7 miles
Winchester 21 miles
Chichester 23 miles

Summary of Accommodation

Ground Floor

Entrance Hall
Master Bedroom
En Suite Shower Room
Integral Garage

First Floor

Living/Dining Room
Kitchen
Balcony

Second Floor

Two Double Bedrooms
Family Bathroom

Description

This attractive home was constructed using a blend of traditional methods sympathetic with the aesthetics of the village. Whilst presenting some of the charm you would expect from a traditional home, the property has been designed very much for modern, low maintenance living making it the



ideal property for busy professionals, second homers or downsizers.

The accommodation is well presented throughout with contemporary styling. It includes on the ground floor an integrated garage, which could be converted to provide additional living space if required (STPP), and the elegant master bedroom with en suite shower room.

The first floor provides the ideal entertainment space with the dining room open to the living room with fireplace and doors to the private balcony/terrace.

There is a well fitted kitchen with range cooker and staircase to the second floor where there are two further double bedrooms and a bathroom.

Outside

Aside from the balcony on the first floor, the property benefits from an additional terrace to the front aspect and private parking.

Situation

Buriton is situated within The South Downs National Park with footpaths from the village connecting to magnificent countryside surrounding the South Downs Way making it ideal for those looking for the country lifestyle

and the comfort and convenience of easy access to Petersfield and the A3.

The village itself has a thriving community with primary school, public house, a village hall and church whilst Petersfield benefits from extensive amenities and train services to London.

Services: All Mains Services.

Local Authority: East Hants 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

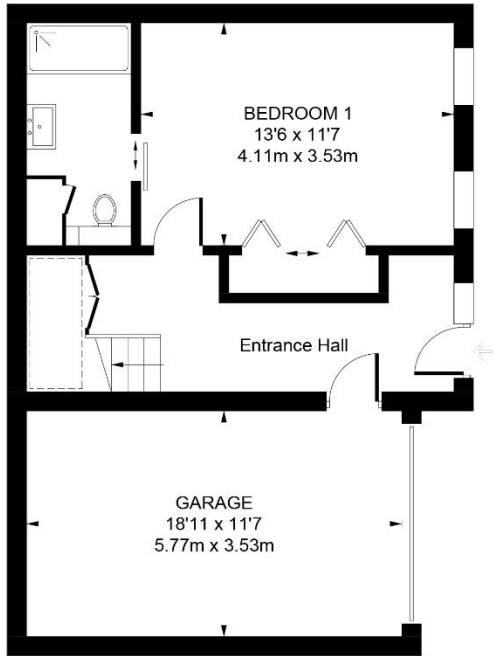
Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey



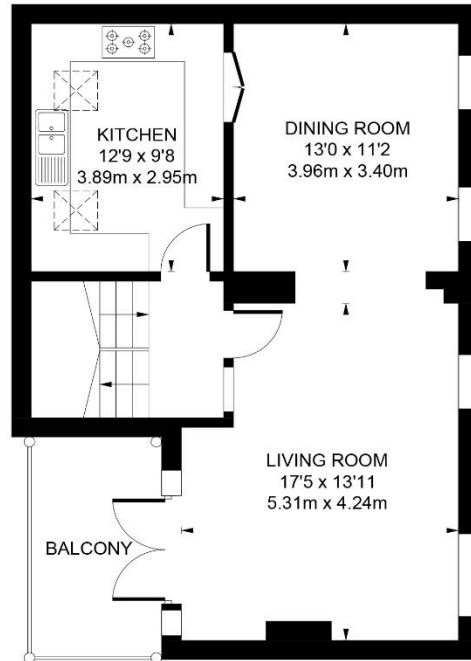
Disclaimer: (including fixtures and fittings)

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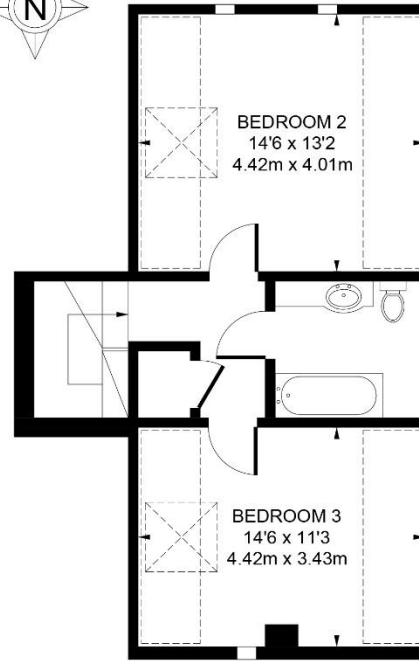
 = REDUCED HEADROOM BELOW 1.5M / 5'0"



GROUND FLOOR
APPROX. FLOOR
AREA 648 SQ.FT
(60.2 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 599 SQ.FT
(55.7 SQ.M)



SECOND FLOOR
APPROX. FLOOR
AREA 508 SQ.FT
(47.2 SQ.M)

TOTAL APPROX. FLOOR AREA 1755 SQ.FT (163.1 SQ.M)
(INCLUDING GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
(ID 727307)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	81
England, Scotland & Wales			
EU Directive 2002/91/EC			



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The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley

