

Jacobs & Hunt

21 HIGH STREET, BURITON, PETERSFIELD, GU31 5RX
OFFERS IN EXCESS OF £500,000





Charming, Grade II Listed 18th century four bedroom cottage in the beautiful Hampshire village of Buriton, just 4 miles south of Petersfield with its mainline railway station and easy access to the A3 motorway.

Buriton offers two good public houses, Primary School, Post Office and beautiful walks around St Mary's church and village pond.

The house is brought to the market in excellent condition and just undergone internal and external works to ensure it is brought to the market so that it is offered for sale in the best possible condition for the next owner.

The house is extremely bright and spacious and offers a beautiful, enclosed garden. There are views of the South Downs from the first floor.

Accommodation comprises;

Front door to entrance hallway with door to the rear leading to the garden. Space for washing machine, tumble drier and fridge/freezer. Downstairs WC.



To the front of the house is a large sitting room with study area, built in shelving, display alcove, recently fitted wood burner with attractive hearth and mantle.

Steps to both the dining room and kitchen, which open up to each other and sit to the rear of the house. The kitchen has a range of oak kitchen units, double electric oven, electric hob, sink and integrated dishwasher. Views across the rear garden. The kitchen opens to the beamed ceiling dining room with corner storage cupboards.

The first floor comprises landing leading to all rooms.

The master bedroom is very large with a high ceiling and beamed walls, treble built in wardrobes and views to the front aspect.

Bedroom two also overlooks the front and offers a wash hand basin and built in wardrobes and beamed walls. Bedroom three has wash hand basin, built in wardrobe and overlooks the garden. Bedroom four has double opening French doors and a marvellous Juliette balcony that directly overlooks the rear garden. Airing cupboard.

Externally, to the front is a small flint retaining wall with gate.

The rear garden is very private being enclosed by a recently refurbished stone wall to one side and wooden fencing to the other side. Canopy storage area for wood. Steps up to the garden with two terrace seating areas, well stocked borders and shrubs, Summer house with light and power.

Gas central heating, mains water, electricity and drainage. Secondary glazed windows.

On road parking to the front of the house.

No onward chain.

Council Tax Band F - £2790 per annum

Viewing through the Vendor's sole agent, Jacobs & Hunt, Petersfield.



WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



High Street, Buriton

Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft
 Outbuilding = 5 sq m / 54 sq ft
 Total = 124.3 sq m / 1338 sq ft

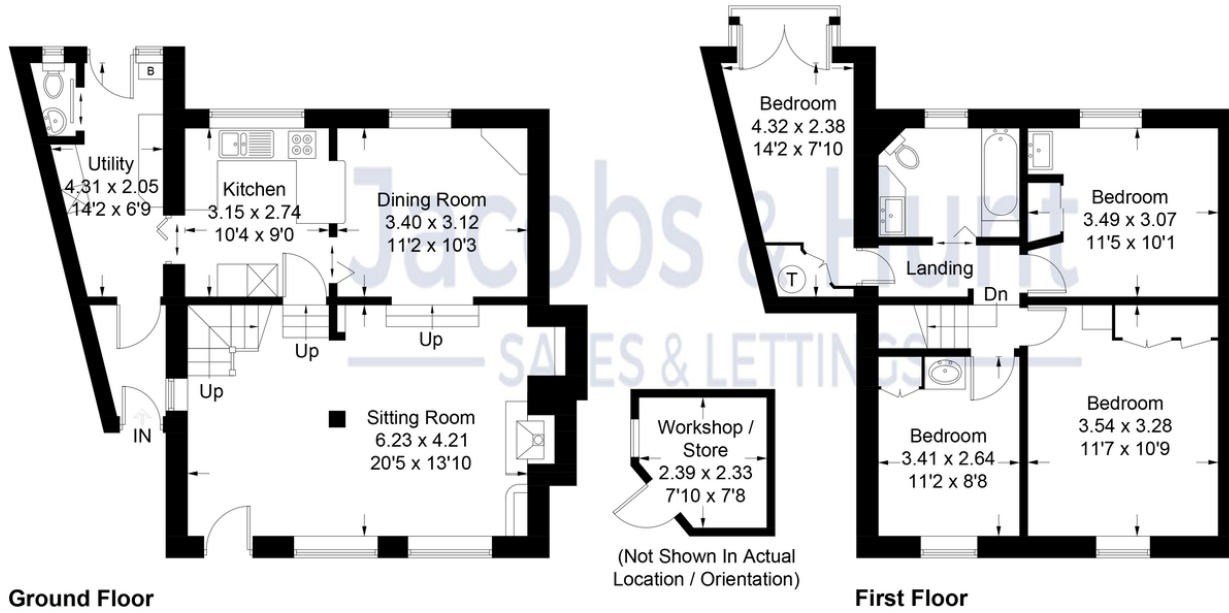


Illustration for identification purposes only, measurements are approximate, not to scale. (ID921808)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

