



## Monks Walk North

BURITON | PETERSFIELD | GU31 5RT

Wilson | Hill

Master Bedroom with adjacent Dressing Room and Ensuite Bathroom | Guest Bedroom with Ensuite Bathroom | 2 Further Bedrooms one of which is on the Ground Floor  
Family Bathroom | Shower Room | Open Plan Sitting/Dining Room with adjacent Kitchen | Garden | Parking

Petersfield 3.4 miles, Winchester 21 miles, Guildford 29 miles, London 60 miles



### | Location

Buriton is a thriving village in the heart of The South Downs National Park, adjacent to The Queen Elizabeth Country Park and has a pub and primary school as well as a large village pond. Petersfield and its comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in around an hour, is 3.4 miles away. The area has an excellent range of schools which include Churchers College, Bedales and Ditcham Park. 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 good number of footpaths and bridleways in the immediate area including The South Downs Way and The Sussex Border Path.

### | The Property

Monks Walk North is in a tranquil setting on the southern edge of the village, being a beautifully presented part of a converted coach house offering bright and spacious accommodation over two floors. Of particular note is the lovely open plan sitting/dining room with adjacent kitchen and also on the ground floor, along with a large entrance hall and a fourth

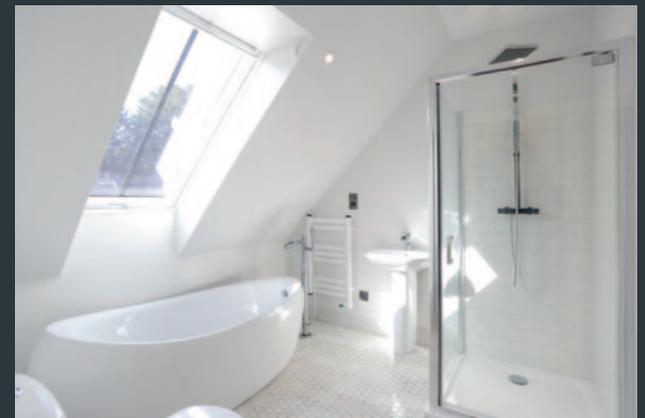
bedroom with adjacent shower room. On the first floor there is a master suite of bedroom, dressing room and ensuite bathroom, together with a guest bedroom with ensuite bathroom and a third bedroom and family bathroom. The property has just been completed and is ready for immediate occupation.





## | Outside

On the western side of the building adjacent to the shared drive are two allocated parking spaces together with additional visitors parking. The gardens lie mainly on the eastern side of the property but also with a southerly aspect and are made up of a good sized area of lawn and adjacent to the doors out from the living room there is an area of decking. The garden is bounded by a mixture of post and rail fencing and hedging



## Directions to GU31 5RT

Heading south on the A3 continue past Petersfield and take the exit signed to Buriton. Follow the slip road along to the roundabout and take the third exit signed to Buriton. Go along this road into the village, past The Five Bells public house and on into the centre of the village. You will come to the pond on your right and the church directly ahead of you and here turn right into the car park by the pond, go straight over it and follow the track round to the left, go through the gate and then Monks Walk will be seen on the left after a short distance. Parking is available at the building and this is where we will meet you.

**Services:** Mains water and electricity, Electric hot water and central heating using Economy 10. Shared drainage system, the precise specification will be confirmed prior to exchange of contracts.

**Local Authority:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** To be assessed by the council

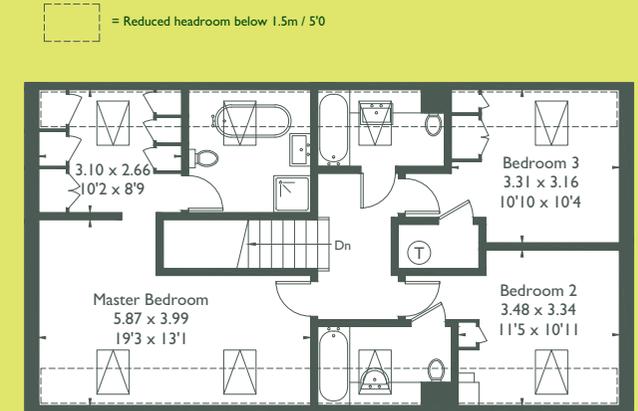
**EPC:** F34

Viewing strictly by appointment

Approximate Gross Internal Area = 191 sq m / 2056 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref:224117

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.

**Agent's Note:** A management company is being set up to manage the communal areas of the development and each property there will have one share. It is primarily designed to maintain the road and the drainage system. Further information will be provided by our client's solicitor.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated March 2019.

