



Monks Walk Middle

BURITON | PETERSFIELD | GU31 5RT

Wilson | Hill

Master Bedroom with Dressing Area and Ensuite Bathroom | 2 further Bedrooms | Family Bathroom | Open Plan Sitting Room | Kitchen/Dining Room | Entrance Hall | Cloakroom
Garden | Parking

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



| The Property

Monks Walk Middle is located in a tranquil setting on the southern edge of the village being a beautifully presented part of a converted coach house. On the ground floor there is a large open plan sitting room and beyond this an entrance hall and kitchen/dining room and then on the first floor there is a spacious master

bedroom made up of a dressing area, ensuite bathroom and then sleeping area above. There are then two further bedrooms and a family bathroom. Most of the rooms have attractive views over open countryside to the Downs. It has recently been completed and needs to be viewed to be truly appreciated.



| 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.



I 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 on the eastern side of the house but also with a southerly aspect and made up of an area of lawn enclosed by a mixture of hedging and post and rail fence.

There is a rear access over land owned by Monks Walk South which leads to the main access track to allow things to be moved to the rear garden without the need to go through the house.

Approximate Gross Internal Area = 122.9 sq m / 1323 sq ft



I 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, 01730 266551

Council Tax: To be assessed by the council

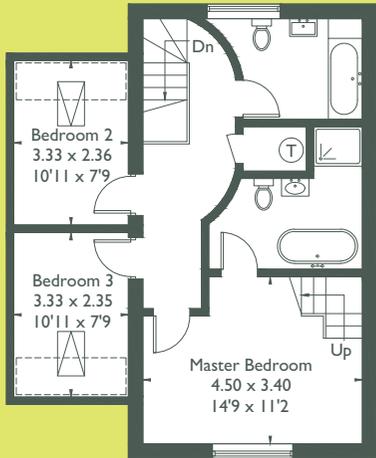
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Viewing strictly by appointment

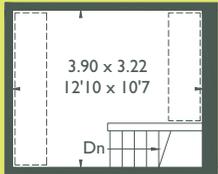


Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 224119

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. There is a flying freehold at the property and further information is available upon request.

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.

