



## Hoploft House

BONES LANE | BURITON | PETERSFIELD | GU31 5SE

Wilson | Hill

Large, spacious Kitchen/Dining Room | Utility Room with access to rear door and Toilet | Sitting Room | Master Bedroom with En Suite Shower and Toilet  
Two further Bedrooms, one with Balcony | Family Bathroom | Top Floor flexible space as Studio/Office/Cinema or Fourth Bedroom | Hoist Room | Roof Terrace with further Storage  
Garden with Views | Double Garage and additional Parking

Petersfield 2.9 miles, Chichester 15.7 miles, Guildford 29.5 miles, Midhurst 11.7 miles Portsmouth 16 miles



### | The Property

Hoploft House is a substantial portion of a period Hop Kiln, converted in the early 1980's into three properties set on a country lane within the hidden rural heart of the village and within a conservation area. The interior space is arranged over three floors which can flex according to family needs. The lower ground level has a large open plan kitchen dining room with high ceilings and provides practical day to day space, plus access to utility room, back door and downstairs toilet; the sitting room has an open fireplace. The three principal bedrooms are on the first floor, one with en suite shower room and one bedroom with a south facing balcony. The second floor has a spacious and slightly vaulted studio room which can flex as a cinema, study, studio or as an overflow 4th bedroom with access to the wonderful roof terrace (with garden shed).

### | Location

Buriton is a thriving community in the heart of The South Downs National Park, adjacent to The Queen Elizabeth Country Park and has two pubs, a primary school, village hall and recreation ground as





## | Outside

The roof terrace is a wonderful private sun trap and even has its own 'roof shed'. The well stocked and landscaped mainly walled garden is offset from the house discreetly located behind the garage block and provides a private and sheltered haven, with vegetable area, lawn, areas to sit and relax in, with views over the valley behind and a door into the rear of the garage block. We understand the drive is owned by Hoploft House with reserved rights of access for six neighbours. There is a block of three garages, the right hand pair of which is owned by Hoploft House.

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 Independent and State schools including Churcher's College, Bedales, Ditcham Park and The Petersfield School (TPS).

The A3 provides good regional transport links to the M25 and beyond and the larger centres of Portsmouth,

Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. There are a wide number of footpaths and bridleways in the surrounding area including The South Downs Way and The Sussex Border Path. The Hangers Way is also directly accessible from a public footpath which runs along part of the drive and exits beyond the parking area into an adjoining field and The Hangers Way.



## I Directions to GU31 5SE

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. Continue on 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, here the road will swing sharply round to the left and soon after turn left into Bones Lane. Continue for about 200 metres and Hoploft House will be found on your right, turn right by the footpath sign up the shared driveway and park in front of the two right hand garages.

**Services:** Mains water, gas, electricity and drainage.

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

**Council Tax:** Band G. **EPC:** D59.

### Agents Note:

- Hoploft House as the owner of much of the driveway is responsible for organising the upkeep and apportioning any costs (as relevant) for its maintenance with the adjoining owners who have reserved rights of access.
- The Hopkilm behind has reserved rights of pedestrian access via a side path.
- Further details will be provided by our client's solicitors at the point of sale.

Approximate IPMS2 Floor Area = 194.7 sq m / 2096 sq ft  
Double Garage = 26.5 sq m / 285 sq ft  
Store = 7.7 sq m / 83 sq ft  
Limited Use Area = 8.0 sq m / 86 sq ft  
Total = 236.9 sq m / 2550 sq ft



Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 232957

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 May 2019.

Viewing strictly by appointment.

