



1 Old Stable Cottage

NORTH LANE | BURITON | GU31 5RT

Wilson | Hill

Master Bedroom with Ensuite Bathroom | Bedroom 2 with Ensuite Bathroom | 2 Further Bedrooms | Family Shower Room | Large Open plan Sitting/Dining Room | Family Room
Kitchen | Cloak/Utility Room | Parking | Garden

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



| The Property

1 Old Stable Cottage sits in a lovely quiet location in the courtyard of The Manor House in the heart of the ever popular village of Buriton. Our clients bought the Grade II listed house about five years ago and have substantially upgraded it. At the heart of the house there is a large open plan living room with gallery above and to one side is the kitchen and also on the ground floor is a family room and a cloakroom.

On the other two floors there are the bedrooms with a lovely large master bedroom with ensuite bathroom and then there is a second bedroom with ensuite bathroom, and then 2 other bedrooms sharing a family shower room. At the rear of the house is a pretty cottage garden with views over the village. For those seeking a stylish period house in a lovely village setting, this is one that should be viewed.

| 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.





Outside

To the front of the house there is a parking space allocated to the property and further parking is available within the village. The garden lies on the western side of the cottage and is approached by steps down from the sitting room. There is a terrace and area of lawn bounded in places by flower beds.



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. To the left of the church you will see the gates to the Manor House and as you approach them, they will automatically open. Enter the courtyard and 1 Old Stable Cottage is the second property on the left. Please park your car just beyond the front door where we will meet you.



Services: Mains Mains water, gas and electricity and drainage. Gas fired boiler providing hot water and central heating via radiators.

Local Authority: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band G.

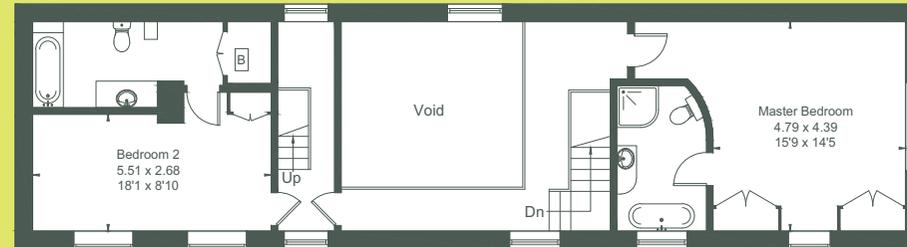
Viewing strictly by appointment.

Approximate Area = 204.5 sq m / 2201 sq ft
(Excluding Void)
Including Limited Use Area (11.7 sq m / 126 sq ft)



Second Floor

□ = Reduced head height below 1.5m



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 274959

Agent's Note: The Courtyard in front of the cottage is owned by The Manor House and you have right of way over it and the allocated parking space as already described. From the garden you do have a right of access over the garden of the adjacent property to take things out from your garden.

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 2021

