



55 Bones Lane

BURITON | HAMPSHIRE | GU31 5SE

Wilson | Hill

Master Bedroom with En Suite Shower Room | Three Further Bedrooms | Family Bathroom | Kitchen/Breakfast Room | Sitting Room | Downstairs Cloakroom | Garage | Shed
Pretty Front and South Facing Rear Garden | Views to the Downs

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



| The Property

55 Bones Lane is an attractive semi-detached house in the popular village of Buriton. The property offers bright and spacious accommodation throughout including generous hallway and cloakroom upon entry. The well presented kitchen / breakfast room is full of light and boasts lovely views to the garden through a pretty feature window. The sitting room is complete with log

burner and opens to a dining area currently used as a study, with French doors leading out on to the terrace. On the first floor there are three good size double bedrooms and a generous family bathroom. The second-floor master bedroom offers serious wow factor with dressing area and ensuite with panoramic views across the countryside and downs.



and bridleways in the surrounding area including The South Downs Way and The Sussex Border Path. The Hangers Way is also accessible from a public footpath in the village.



| Location

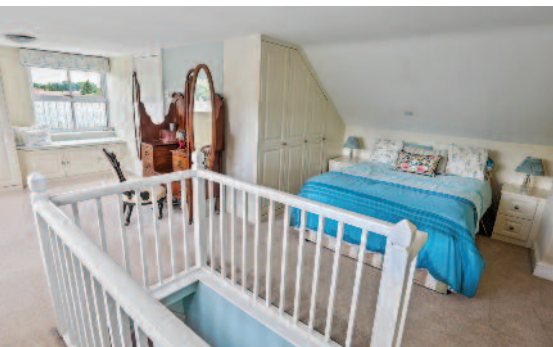
Buriton is a thriving community in the heart of The South Downs National Park, adjacent to The Queen Elizabeth Country Park and has two pubs, a primary school, village hall and recreation ground as well as a large village pond. Petersfield and its comprehensive range of facilities including Waitrose 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

| Outside

A rear driveway leads to private parking for at least two cars as well as a large garage and rear gate with gently winding brick pathway into the lovely cottage garden. The rear garden is a good size and is laid mostly to lawn with mature borders and two sunny south facing terraces to enjoy the views of the South Downs. The front garden offers further planting and colour with access onto the lane.



Directions to GU31 5SE

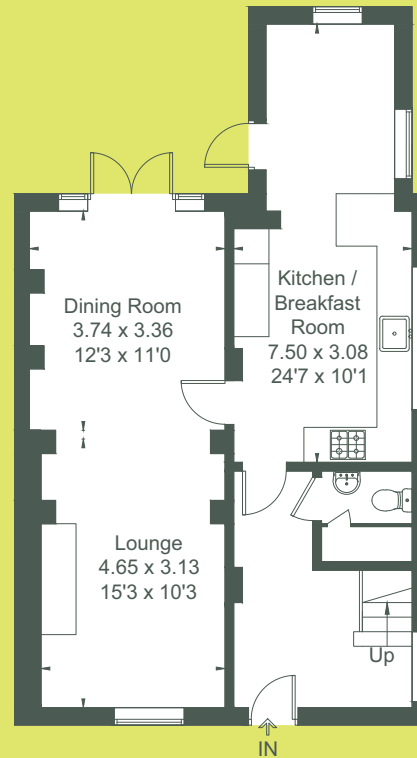
Heading south on the A3 continue past Petersfield and take the exit signed to Buriton. Follow the slip road along to the roundabout and take the third exit signed to Buriton. Continue on this road into the village to the first crossroads (Nest Hotel & Restaurant on your left) and turn left. Take the second turning on the right into Bones Lane and then turn into the first drive on the right, follow the drive around and you will see parking next to the second garage.

 **WHAT3WORDS** ///finishers.gateway.family

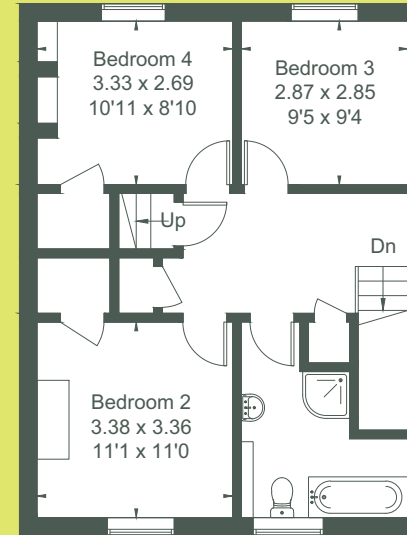


Viewing strictly by appointment.

Approximate Floor Area = 143.4 sq m / 1543 sq ft



Ground Floor



First Floor



Second Floor

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Services: Mains water, drainage and electricity, gas central heating.

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

Council Tax: Band F

EPC: E54

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 July 2022

