



1 Dean Barn

KILN LANE | BURITON | GU31 5SL

Wilson | Hill

Entrance Hall | Kitchen/Reception Room | 3 Bedrooms | Bathroom | Large Studio | Garden Room | Large Garage | Off Road Parking | Front and Rear Gardens

Petersfield 3.3 miles, Chichester 16.6 miles, Guildford 30 miles, Midhurst 12 miles Portsmouth 16 miles



| The Property

1 Dean Barn is an attractive semi-detached house in the popular village of Buriton. The property offers bright and spacious accommodation throughout including a generous entrance hallway. The well presented open plan kitchen/reception room boasts lovely views to the garden and countryside beyond and is further enhanced by exposed beams and a log burner. Steps lead up from the entrance hall to the

garden room which is currently used as a study area and from there double doors lead into the large bright studio which could be a second reception room, office or converted to further accommodation to suit needs. There is also family bathroom on the ground floor. On the first floor are three double bedrooms all with stunning views over the garden and rolling countryside.



| Location

Buriton is a thriving community in the heart of The South Downs National Park and adjacent to The Queen Elizabeth Country Park. The village 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 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.

| Outside

The property is approached from the South Downs Way over a gravelled driveway and parking area for two/three cars in front of the large garage. The garden is wonderfully private and wraps around the side of the property with various terrace areas to enjoy the outstanding views and to entertain. There are several areas of lawn with herbaceous beds, shrubs and roses as well as fruit trees. At the rear of the house is a carefully landscaped kitchen garden as well as further lawn.



Directions to GU31 5SL

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 right into Kiln Lane. Follow this lane under the railway bridge and up the hill and at the top turn left into Dean Lane. 1 Dean Barn is approximately ½ mile on the right.

 **WHAT3WORDS** ///scored.mealtime.brains



Viewing strictly by appointment.

Approximate Floor Area = 123.4 sq m / 1328 sq ft

Garage / Workshop = 37.5 sq m / 404 sq ft

Total = 1732 sq m / 160.9 sq ft



Ground Floor

First Floor

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Services: Mains water, private drainage, electricity, oil fired central heating.

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

Council Tax: Band D

EPC: E53

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 August 2022

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