



3 Monks Walk

BURITON | PETERSFIELD | GU31 5RT

Wilson | Hill

Master Bedroom with Ensuite Bathroom | 2 Further Bedrooms | Family Bathroom

Large Open Plan Ground Floor with Sitting, Dining and Kitchen areas and scope to provide a separate Reception Room if required | Cloakroom | Garden | Parking
Lovely Views to The Downs.

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



| The Property

3 Monks Walk is in a tranquil setting on the southern edge of this popular village which nestles below The Downs. The property is a beautifully presented part of a converted coach house offering bright and spacious accommodation over two floors. On the ground floor there is currently a very large open plan living space including the kitchen, but if a second reception room is

required or a fourth downstairs bedroom, there is plenty of scope to create this. The views out to The Downs from this area are great. On the first floor there is a good sized master bedroom with ensuite bathroom, together with two further bedrooms and a family bathroom. This is one that has 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

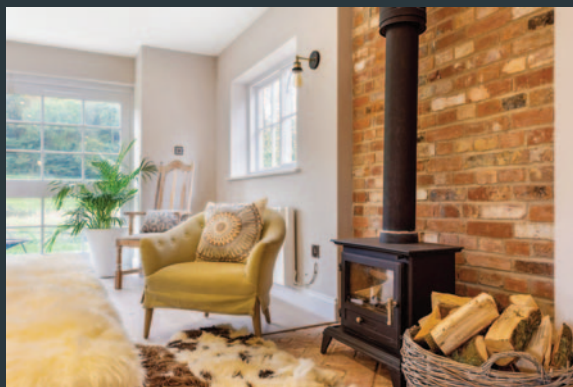
On the western side of the building adjacent to the house there are two allocated parking spaces together with additional visitors parking. The gardens lie on the eastern and southern side of the property with lovely views to the east, south and west over the

South Downs. There is an area of terracing leading to open areas of lawn and at the rear of the garden there is then a fenced off area which gives separate access into this garden but also provides access to the adjacent property.



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 3 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.




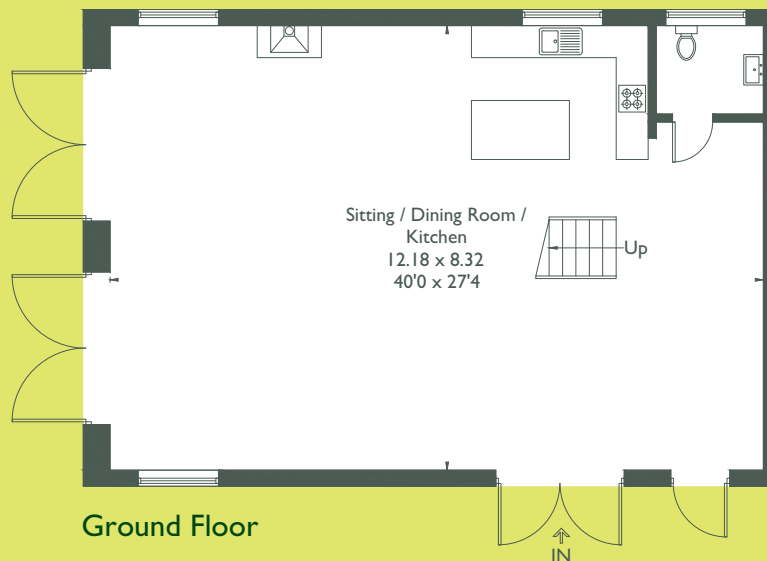
Details and photographs dated August and October 2019.

Viewing strictly by appointment.

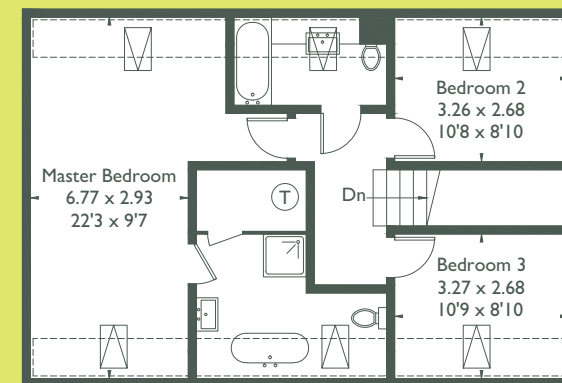
Approximate Gross Internal Area = 171.4 sq m / 1845 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 224116

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.

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. **EPC:** D63.

Agent's Note: A management company has been 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 this property and further information can be provided on 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.

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