

Buriton, Nr Petersfield/Havant

A unique family house with flexible accommodation set in the centre of the very sought after village of Buriton



Location:	Buriton, Nr Petersfield	Price pcm:	£2599 excl
County:	Hants	Term:	9 – 12 months
Property ID:	1698		Unfurnished – Assured Shorthold Tenancy
Bedrooms:	5 plus 2 Kiln Rooms (Store/Play/Home Office)		

Bathrooms: 3
Unfurnished

Summary of Accommodation:

Entrance Hall – with oak flooring

Kitchen

WC

Dining area – with oak flooring

Sitting Room (ES) – with flint wall and working fireplace

Master Bedroom (E) – with 3 large cupboards and En-Suite Shower Room

4 further Double Bedrooms (1 en-suite)

Family Bathroom

Laundry Room

2 Kiln Rooms (E) measuring approx 6m x 6m

Enclosed garden with terrace, 2 raised organic vegetable beds, shed and rear access

Double garage with additional parking space

The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

T. 02392 632 275 • F. 02392 632 098

sales@country-house-company.co.uk • lettings@country-house-company.co.uk • country-house-company.co.uk





Description:

A very unique family house with flexible accommodation and enclosed garden mature garden.

This former Hop Kiln was converted in 1979 to three dwellings. The spacious accommodation is set over 3 floors, the ground floor opening through newly fitted bi-fold doors from the Sitting Room with its original flint wall, working fireplace and oak doors onto a sunny terrace and a large well landscaped garden. There are two further reception rooms including a large entrance hall with oak flooring and wide open tread wooden stairs. These lead to the first floor with Master Suite of double bedroom, en-suite shower room with twin basins, a good range of fitted cupboards and glorious views to the Downs; 3 further double bedrooms, one with a south facing veranda and family bathroom; on the second floor there is a further guest suite of double bedroom and en-suite bathroom; together with 2 wonderfully spacious former Kiln Rooms which could be used as a Home Office, Playroom or Store Room.

Outside:

The garden is well laid out with terrace, shrubbed borders, good sized lawn and two raised organic vegetable beds. Rear and side access. There are 2 garages, additional parking spaces and a garden shed.

Situation:

Buriton is a very popular pretty village on the edge of the South Downs. It has a village school, 2 renowned pubs, duck pond and a thriving local community. There are many footpaths and the Hanger Way which passes close to the house, to Petersfield, the Downs or to Ditcham Park School. Petersfield (main line station) is approximately 2 miles and Havant approximately 4 miles, Portsmouth approximately 8 miles via the A3(M) and M27.

Councils

Tax Band: East Hants District Council Band G - £2372.65 payable 2011/2012
Winchester City Council: Tel: 01962 848 288

Availability:	Mid August
Broadband Availability:	Available locally
Mobile Phone Reception:	Most networks
White Goods:	Electric oven with 4 electric hobs, dishwasher, fridge, washing machine and tumble dryer
Curtains:	to principal windows
Floor Coverings:	Oak flooring/carpets
Heating:	Gas central heating
Drainage:	Mains
Pets:	1 well behaved pet considered
Smoking:	No

EPC available on request
See our Website for Disclaimer Details

Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

Tel: 02392 632275 Email: info@country-house-company.co.uk



The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

T. 02392 632 275 • F. 02392 632 098

sales@country-house-company.co.uk • lettings@country-house-company.co.uk • country-house-company.co.uk



The Country House Company is the trading name of Rushmere Country Estates LLP Registered in England No: OC351808 VAT No: 754 904 708 Rushmere Farm, Hambledon, Hampshire PO7 4SG
The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley