



# The Country House Company

web: [www.country-house-company.co.uk](http://www.country-house-company.co.uk) email: [info@country-house-company.co.uk](mailto:info@country-house-company.co.uk)



Location:	<b>Buriton, Nr Petersfield/Havant</b>
County:	<b>Hampshire</b>
Term:	<b>9 – 12 months with the possibility of renewal for longer term</b>
Property ID:	<b>1698</b>
Furnishings:	<b>Unfurnished Assured Shorthold Tenancy</b>
Bedrooms:	<b>5 plus 2 Kiln Rooms (Store/Play/Home Office)</b>
Bathrooms:	<b>3</b>
Cost:	<b>£2550 excl (inclusive gardening)</b>

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

The former Oast House was converted in 1979 to three dwellings. The spacious accommodation is set over 3 floors, the Ground Floor opening through big picture windows 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 with oak flooring leading to the open tread wooden stairs and the First Floor of Master Suite of double Bedroom with views to the Downs, En-suite Shower Room with twin basins and a good range of fitted cupboards; 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/Store Room.

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.

Tel: 02392 632 275  
Fax: 02392 632 098  
The Estate Office  
Rushmere Farm  
Hambledon  
Hampshire  
PO7 4SG

**Sue Crossley**  
BSc MRICS FARLA





Buriton is a very popular pretty village on the edge of the South Downs. It has a village school, 2 reknown pubs, duck pond and a thriving local community. There are many footpaths and the Hanger Way which passes close to the house to Petersfield, and to 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.

**Specification:**

**Entrance Hall** – with oak flooring

**Kitchen** – with larder

**WC**

**Arch leading to**

**Dining area** – with oak flooring

**Sitting Room (ES)** – with flint wall and arch, working fireplace and oak doors and flooring

**First Floor Landing**

**Bedroom 1** - Double (N)

**Family Bathroom**

**Bedroom 2** – Double 2 with closet (S)

**Family Bathroom**

**Bedroom 3 (S)** – Double with fitted cupboard

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

**3 further Bedrooms** - Double

**Family Bathroom**

**2<sup>nd</sup> Floor**

**Bedroom 5 Guest Suite (N)** – Double with **En-Suite Bathroom**

**Laundry Room**

**Landing**

**Kiln Rooms (E)** – 2 x 6 x 6m

**Play/Office/Store Room**

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

**Double garage** with additional 4 parking spaces including boat parking

**White Goods:**

Electric oven with 4 electric hobs

Dishwasher, Larder Fridge

Positions for washing machine and tumble dryer

**Heating:**

Gas central heating to Ground and 1<sup>st</sup> Floor

**Drainage:**

?

**Curtains/Blinds:**

Available to principle windows

**Carpets/Oak flooring:**

To Ground Floor

Tel: 02392 632 275  
Fax: 02392 632 098  
The Estate Office  
Rushmere Farm  
Hambledon  
Hampshire  
PO7 4SG

**Sue Crossley**  
BSc MRICS FARLA





**Availability:** Mid June

**Council Tax Band:** East Hants District Council: Band G -  
£2373.38 2010/2011

**Broadband Availability:** Available locally

**Mobile Phone Reception:** Most networks

**Pets:** One well behaved pet considered

**Smoking:** No

**Energy Performance Certificate (EPC) available for inspection upon request**

**See our website for disclaimer details**



Tel: 02392 632 275  
Fax: 02392 632 098  
The Estate Office  
Rushmere Farm  
Hambledon  
Hampshire  
PO7 4SG

**Sue Crossley**  
BSc MRICS FARLA

