



# Petersfield, Hampshire

A rare opportunity to purchase a pretty period three bedroom semi-detached cottage in the heart of the much sought after village of Buriton. It has a wealth of character features and offers extremely versatile accommodation, is deceptively spacious and has tremendous scope for further improvement to create the perfect country cottage.

To the ground floor there are two well-sized reception rooms, one with attractive parquet flooring that could be reinstated, and both with fireplaces (one inglenook that could be exposed). A kitchen and a cloakroom/utility room complete the ground floor.

To the first floor there are three good-sized bedrooms and a family bathroom. The main bedroom has attractive views down the High Street and overlooks the tranquil courtyard garden.

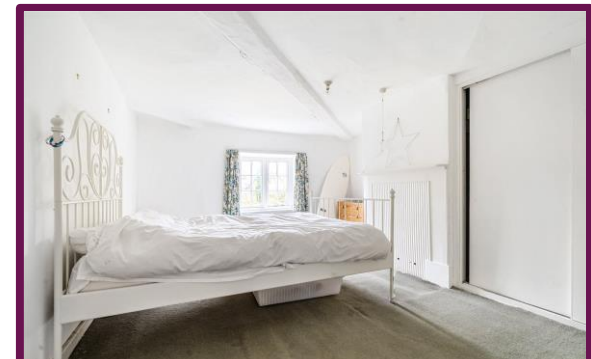
To the side of the cottage is an enclosed private courtyard garden which has a selection of shrubs and plants and to the rear is a garage with additional off-street parking.

The price reflects the opportunity to create a fabulous home through updating.

Properties in this location are very sought after, and early viewing is strongly recommended.

Freehold

- No Onward Chain
- Beautiful Character Cottage
- Original Features Throughout  
Including Oak Beams, Open Fire  
and Parquet Flooring
- Inglenook Fireplace (To Reinststate)
- Three Bedrooms
- Two Reception Rooms
- Sunny Courtyard Garden
- Garage and Off-Street Parking
- Sought After Location



# Floorplan



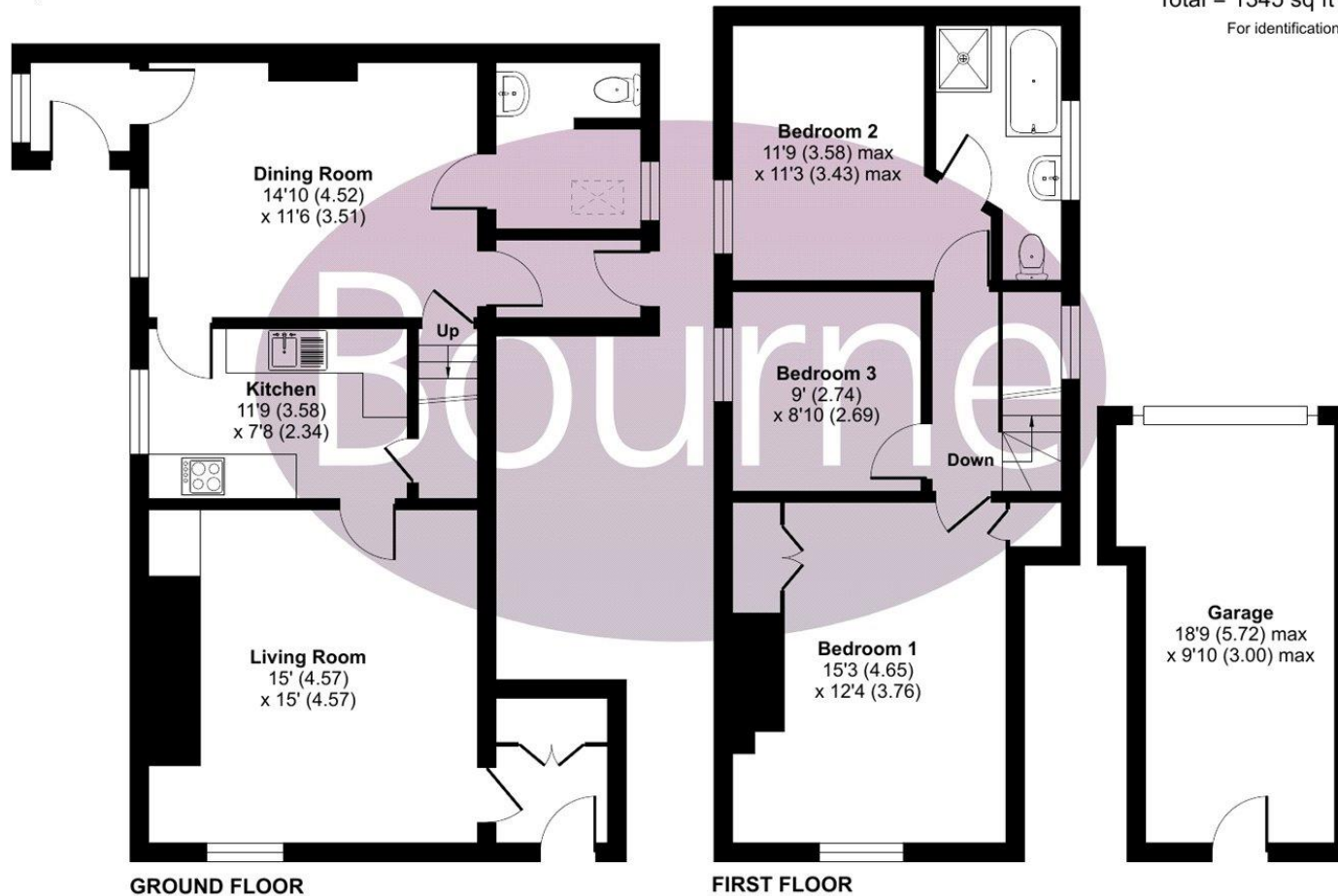
## High Street, Petersfield, GU31

Approximate Area = 1178 sq ft / 109.4 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1345 sq ft / 124.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1108832

# Location

Buriton is situated about 3 miles from Petersfield and has a cycle/walking path connecting it directly to the thriving market town. It is also nestled at the foot of the South Downs Way and has easy access to Queen Elizabeth Country Park making it a very popular area with walkers and cyclists. The village has a primary school, pub, village hall, a beautiful pond, a tennis club, recreation ground, children's play area and a very active village community. The market town of Petersfield offers a comprehensive range of shopping facilities including Waitrose and a monthly farmers' market.

There is also a main line railway station providing a direct route to London Waterloo. The area is wholly within an Area of Outstanding Natural Beauty and lies within the boundary of South Downs National Park.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 51                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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