



High Street, Petersfield

Offers Over £495,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

High Street, Petersfield

Offered with no onward chain and believed to date back to circa 1546, this charming Grade II listed cottage is located in sought after village of Buriton, near Petersfield, within the South Downs National Park. Sat in the heart of the village, just across from the picturesque village pond and attractive St. Mary's church, which dates back to the 12th Century. This double fronted cottage radiates charm and character with many period features including open fireplaces, exposed beams, original doors and a previous bread oven in the dining room. The accommodation is set over three floors and comprises of a well-proportioned sitting room with Inglenook fireplace which houses a wood burning stove, the dining room also boasts an original fireplace and oak flooring adjacent to the modern fitted kitchen which has been thoughtfully designed and comes with a range of fitted appliances and oak worktops. On the first-floor there are two double bedrooms and a modern bathroom with an additional staircase leading up to the third bedroom above. To the rear of the cottage there is an attractive cottage garden benefitting from areas of lawn, patio and mature shrub and flower borders.



Location - Buriton

Buriton is a delightful and extremely popular village on the Hangers Way bridle path, it lies at the foot of the tree-covered hill of Head Down, one of the highest points of the South Downs. Footpaths from the village connect to the South Downs Way and the adjacent Queen Elizabeth Country Park making it very popular area with walkers, horse riders and mountain bikers. The village has a primary school, two popular public houses, village hall, as well as the village pond and the church of St. Mary. The close by market town of Petersfield offers a comprehensive range of shopping, sporting and leisure facilities together with a main line station on the Portsmouth to London Waterloo line.

Local authority

East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Tenure

Freehold

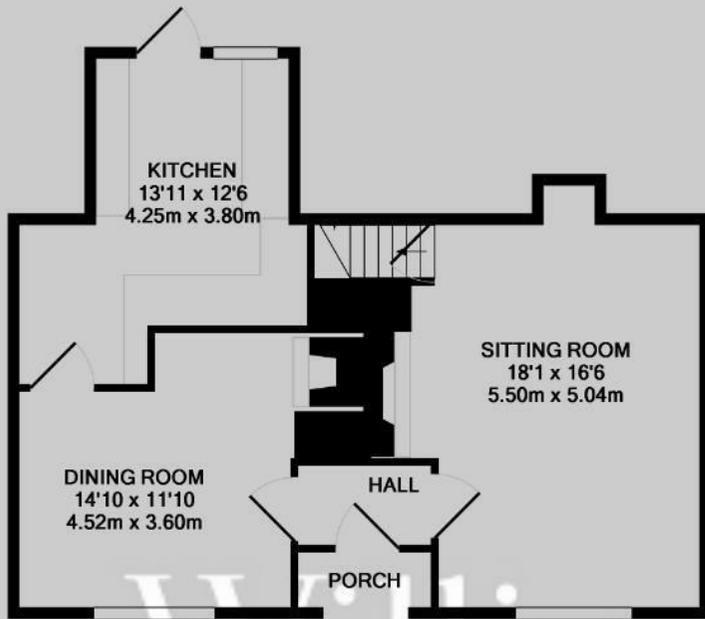
Post Code

GU31 5RX

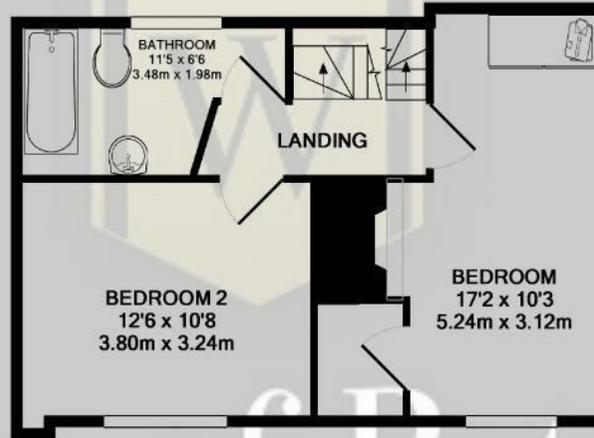
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

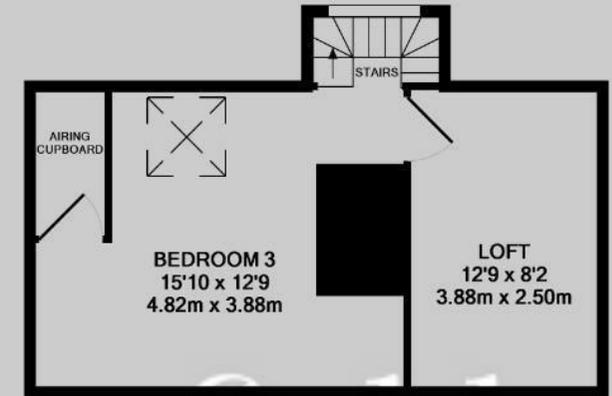




GROUND FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.1 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1231 SQ.FT. (114.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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