



Bones Lane, Petersfield

£3,500 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Bones Lane, Petersfield

A glorious substantial six bedroom detached home in the scenic and quaint village of Buriton. With rural walks, views, cycle routes and a good community spirit, Buriton is a very desirable place to live whilst being only a few minutes away from Petersfield Town Centre.

The accommodation is set away from the main routes through Buriton and sits back from the road up a lengthy, leafy driveway benefiting greatly from peaceful surroundings. On approach to the property there is parking for several cars, access to a shed and separate access into the Annexe. The Annexe is available by additional negotiation, please call the Williams team for additional information.

Entering the main part of the house through the front entrance you enter into the initial lobby which gives access to the downstairs WC and leads into the Entrance Hall. Branching off of the entrance hall you have the Kitchen/breakfast room with french doors out on to the garden. Currently used as the Children's play room, a reception room follows on from the Breakfast area and is ideally situated to be used as a formal dining room. Further to that is an office space with a door leading onto the south facing patio and a sitting room completing the ground floor.

The bedrooms are well proportioned except for a smaller single bedroom and the first floor also houses the shower room and separate bathroom. One of the bedrooms has been built in wardrobes and there are a couple of useful storage cupboards on the landing.

The rear garden is enclosed on all sides and whilst consisting of mostly lawn has a mature shrub and hedge border with a few mature trees for added privacy.

Williams of Petersfield are delighted to bring this property to the market and are looking for a wonderful family to enjoy all it has to offer.

Pets considered.

EPC - D



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

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		
	63	74
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		
	56	68
England & Wales		
EU Directive 2002/91/EC		



Approximate Gross Internal Area = 252.4 sq m / 2717 sq ft
 Annexe = 46.2 sq m / 497 sq ft
 External Store = 11.3 sq m / 122 sq ft
 Total = 309.9 sq m / 3336 sq ft
 (Excluding Void)

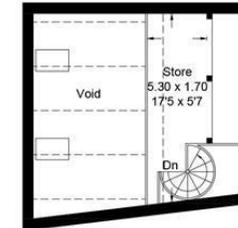
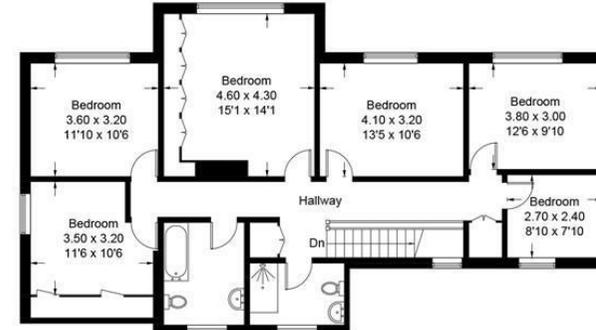
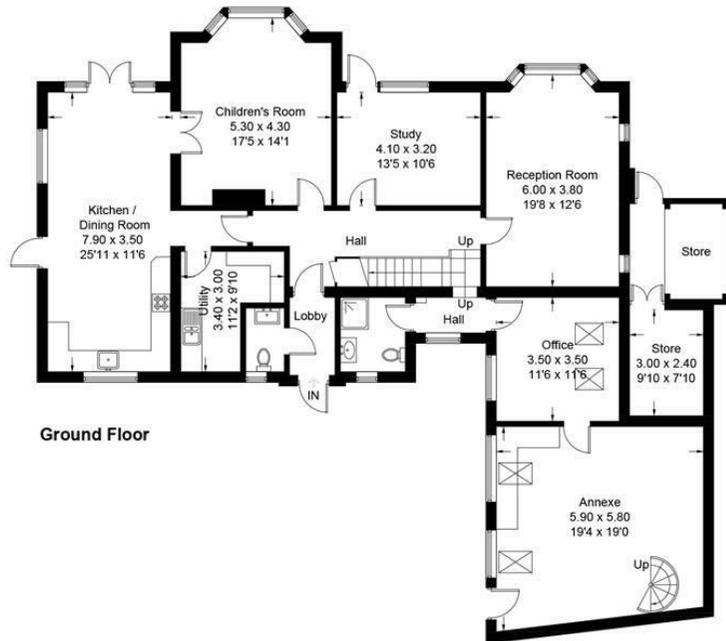


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID621350)

Williams of Petersfield

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