



## Glebe Farm House

16 KILN LANE | BURITON | PETERSFIELD | GU31 5SG

Wilson | Hill



Master Bedroom with En Suite Shower Room | Three Further Bedrooms | Family Bathroom | Large Kitchen/Breakfast Room leading to Family Room | Sitting Room | Snug  
Large Utility/Boot Room | Downstairs WC/Wet Room | Barn-Style Garage/Workshop with Office/Studio Over | Outbuilding & Log Store  
Pretty Gardens of approx. 0.38 acres (0.15ha) | Views to the Downs

Petersfield 2.9 miles, Chichester 15.7 miles, Guildford 29.5 miles, Midhurst 11.7 miles Portsmouth 16 miles



### | The Property

Glebe Farm House is an attractive, detached, Victorian family home offering brick facing elevations beneath a pitched, tiled roof. Situated in the delightful village of Buriton, the house offers flexible and spacious accommodation throughout including a wonderful kitchen/breakfast room, which has been extended to include a light and well-proportioned family room with log burning stove, ideally suited for either relaxing or

entertaining. There are two further reception rooms, a sitting room with wood burner and a snug room on the ground floor, a spacious utility/boot room and a shower room. The first floor offers three large double bedrooms, the principal bedroom boasting an ensuite shower room, a fourth, single bedroom and a spacious family bathroom. The property offers further potential, subject to acquiring the necessary planning consents.





spaces including an outdoor seating/entertaining area, mature trees and shrubs and a separate wild garden and orchard adjacent to the drive. In addition to the garage there is a brick built outbuilding and log store. In all the gardens and grounds which boast delightful rural views across fields and with views toward the South Downs extend to approximately 0.38 acres (0.15ha).

### Location

Buriton is a thriving community in the heart of The South Downs National Park, adjacent to The Queen Elizabeth Country Park and has two pubs, a primary school, village hall and recreation ground as well as a large village pond. Petersfield and its comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in around an hour, is 3.4 miles away. The area has an excellent range of Independent and State schools including Churcher's College, Bedales, Ditcham Park and The Petersfield School (TPS).

The A3 provides good regional transport links to the M25 and beyond and the larger centres of Portsmouth, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. There are a wide number of footpaths and bridleways in the surrounding area including The South Downs Way and The Sussex Border Path. The Hangers Way is also directly accessible from a public footpath which runs along part of the drive and exits beyond the parking area into an adjoining field and The Hangers Way.

### Outside

The house is approached via a driveway leading to a large barn style garage/workshop with separate office/studio above. The gardens envelop the house and are mostly laid to lawn offering various formal



## Directions to GU31 5SG

Heading south on the A3 continue past Petersfield and take the exit signed to Buriton. Follow the slip road along to the roundabout and take the third exit signed to Buriton. Continue on this road into the village to the first crossroads and turn right here. Glebe Farm House is the last house on the right before the fields.

 **WHAT3WORDS** ///briefer.stub.squish



Viewing strictly by appointment.

Approximate Area = 192.3 sq m / 2070 sq ft  
Outbuilding = 58.5 sq m / 630 sq ft  
Total = 250.8 sq m / 2770 sq ft (Excluding Carport / Eaves Storage / Unmeasured Outbuilding)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 302365

**Services:** Mains water, drainage and electricity. Oil fired central heating.

**Local Authority:** East Hampshire District Council  
[www.easthants.gov.uk](http://www.easthants.gov.uk) 01730 266551

**Council Tax:** Band G

**EPC:** D60

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated June 2022

