



Brock Cottage

25 NORTH LANE | BURITON | GU31 5RS

Wilson | Hill

Four Bedrooms | Family Bathroom | Kitchen | Dining Room | Sitting Room | Garden Room | Utility Room | Downstairs Cloakroom | Summerhouse | Pretty Front and Rear Gardens
Large Decked Terrace | Parking

Petersfield 3.4 miles, Chichester 16 miles, Guildford 30 miles, Portsmouth 16 miles, Winchester 21 miles



| The Property

Brock Cottage is an attractive semi-detached house in the popular village of Buriton, with an abundance of charm and character throughout. The well-presented kitchen leads into a spacious dining room complete with log burner. Steps lead down from the dining room into a bright garden room, ideal for office space or

further living space with French doors leading into the garden. There is a separate sitting room with Jotul log burner and stairs leading upstairs, where there are three double bedrooms and a further single bedroom as well as a family bathroom. All the bedrooms have lovely views onto the garden and countryside beyond.



Location

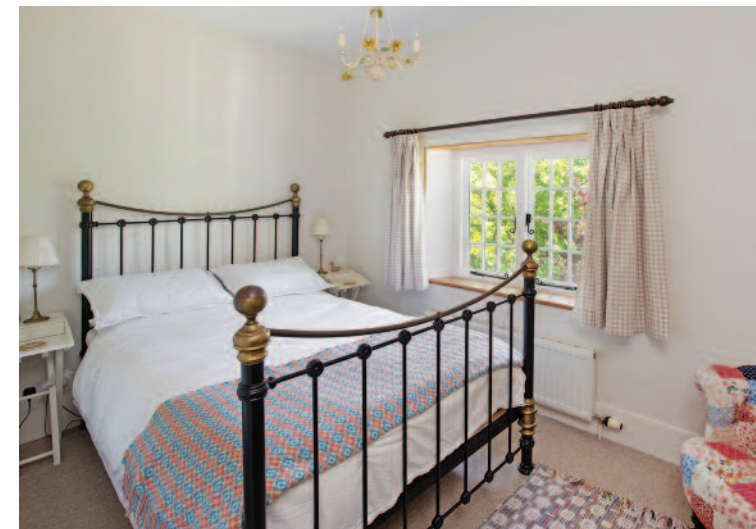
Buriton is a thriving community in the heart of The South Downs National Park, adjacent to The Queen Elizabeth Country Park and has a church, two pubs, a primary school, village hall and recreation ground as well as a large village pond. Petersfield and its comprehensive range of facilities including 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 accessible from a public footpath in the village.

Outside

There is a walled parking area at the front of the property and steps leading up to a charming front garden with mature shrubs, trees and planting. The garden is wonderfully private and wraps around the side of the property. At the rear there is a large deck ideal for entertaining and has lovely views over the pretty tiered garden with raised beds for planting and carefully landscaped to include flat lawned seating areas. There is a large summerhouse and a variety of herbaceous beds, shrubs and roses as well as fruit trees.





Approximate Area = 129.0 sq m / 1388 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)

Directions to GU31 5RS

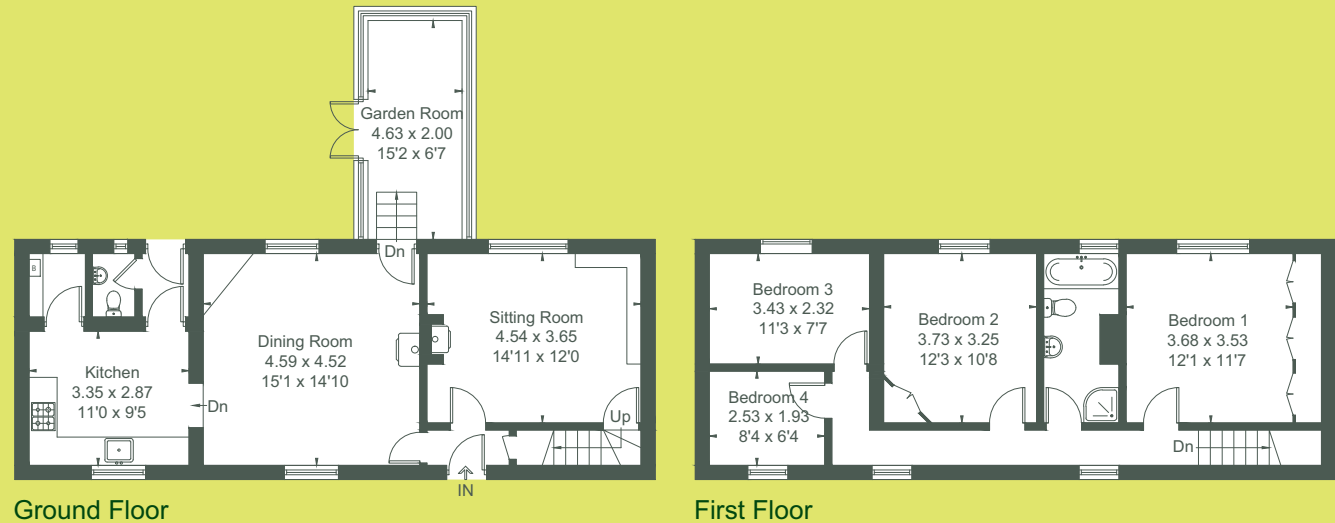
Heading south on the A3 continue past Petersfield and take the exit signed to Buriton. Follow the slip road along to the roundabout and take the third exit signed to Buriton. Continue on this road into the village, passing the pond and church on your right. Continue up North Lane and Brock Cottage (No 25 North Lane) is on the left after a hundred yards or so.

 **WHAT3WORDS** ///rumbles.proved.desk



Details dated October 2022 and photographs dated June 2022

Viewing strictly by appointment.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 299520

Services: Mains water, drainage and electricity, gas central heating.

Local Authority: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: Band E. **EPC:** E48.

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.

