



## 2 Binden Cottages

BURITON | PETERSFIELD | GU31 5RR

BCM

Wilson | Hill

Sitting Room | Kitchen/Breakfast Room | 3 Double Bedrooms | Bathroom | En Suite Shower Room | Cloakroom/Utility Area | Driveway Parking for several Cars | Front Garden with wrap around Rear Garden of Approximately 0.8 of an Acre | Orchard | Sheds | Fruit Cages | Vegetable Garden | Panoramic Countryside Views of the South Downs and surrounding Farmland | Within the South Downs National Park | Approved Planning Consent for further extension providing additional fourth bedroom, study and boot room as well as further ground floor space on the south side of the cottage  
Petersfield 2 miles, Chichester 15 miles, London 60 miles



## | The Property

A beautifully extended semi detached cottage approximately 0.8 acres of garden, in a lovely countryside setting with approved planning permission for further extension.

A spacious kitchen/breakfast room is located in the original part of the cottage with high ceilings, exposed brick flooring, fitted cabinets, a Stanley cooker and

French doors leading onto a courtyard garden. The kitchen leads through to a stunning vaulted sitting room addition, boasting triple aspect windows, wooden flooring, log burner and doors leading straight out onto the terrace and garden beyond. There is also a cloakroom/utility area as well as fantastic double bedroom with vaulted ceiling and ensuite shower room.

On the first floor are two good size double bedrooms off the landing. The larger bedroom features exposed brickwork and fireplace and the other takes in views of the extensive garden and beyond. There is also a large, spacious bathroom overlooking the garden at the back. There are picturesque views of the garden, countryside and farmland from most windows in the house.



## | 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 frequent train services to London Waterloo in around an hour, is 3 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).

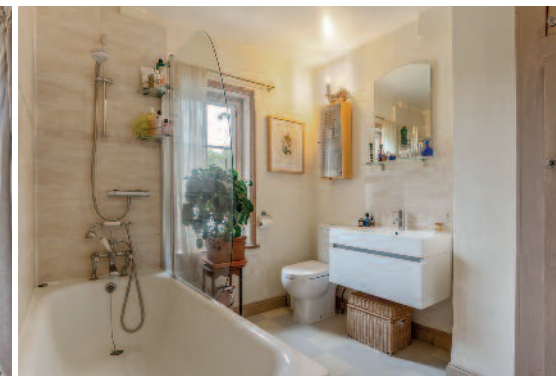
The A3 provides good regional transport links to the M25 and beyond and the larger centres of Portsmouth, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast.

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

The wonderful and extensive gardens have been carefully cultivated over the years providing seasonal colour and a peaceful outdoor space with wonderful vistas over the surrounding countryside. There are flat areas of lawn for children or animals to enjoy as well as a range of mature shrubs, well stocked interesting borders and beds plus a pretty wildflower area. The garden is mainly hedged, creating a private sanctuary to enjoy 'the good life' with vegetable garden, sheds, greenhouse, fruit cages and an orchard of fruit trees.

The paved terrace wraps around the side and rear of the property and is ideal for entertaining. There is also driveway parking for several cars. In all, the property extends to approximately 0.8 acres.



## Directions to GU31 5RR

From Petersfield, take Sussex Road (B2146) for approximately 1 mile then turn right onto North Lane (sign posted to Buriton). Continue on North Lane for 0.8 miles where 2 Binden Cottages will be found on your left.

**WHAT3WORDS** ///claps.roof.hardback

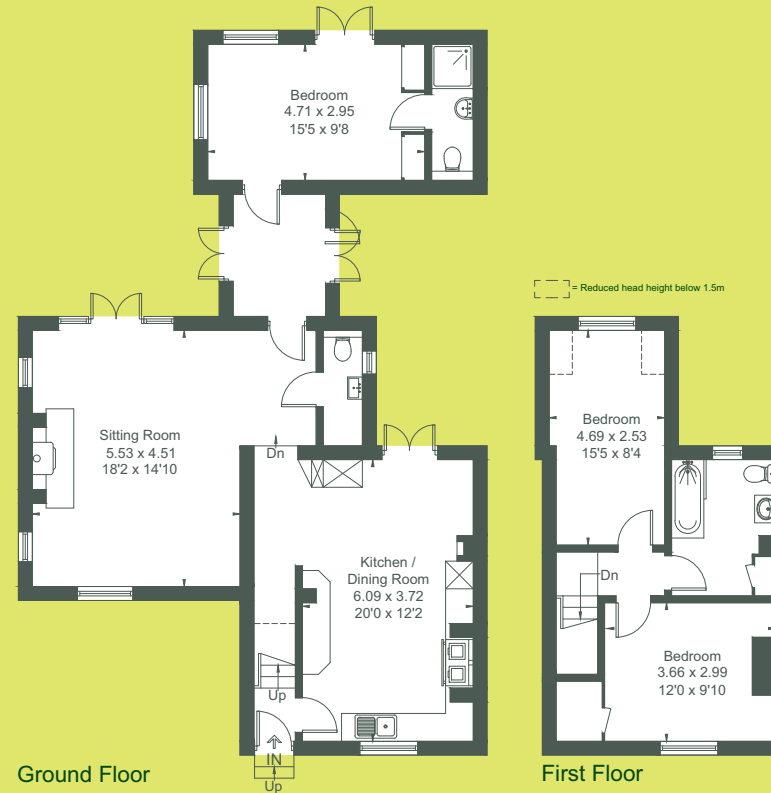


### Agents Note:

- Broadband – Ultrafast available
- Mobile phone – Average coverage
- There is approved planning permission for a 'two storey extension to side, single storey extension to rear and enlargement of rear dormer' – Planning Reference: SDNP/22/02335/HOUS – For further information please contact the office.

Viewing strictly by appointment.

Approximate Floor Area = 122.5 sq m / 1318 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68797

**Services:** Mains water and electricity, oil fired heating.  
Private drainage.

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

**Council Tax:** Band E

**EPC:** E40.

BCM Wilson Hill Ltd 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. Plans and maps should be treated as a guide only.

Details and photographs dated April 2024

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