



Cart Lodge

MONKS WALK | BURITON | PETERSFIELD | GU31 5RT

Wilson | Hill

Master Bedroom with Ensuite Bathroom | 3 Further Bedrooms | Family Shower Room | Large Open plan Sitting Room | TV Room | Kitchen/Dining Room | Entrance Hall | Utility Room
Cloakroom | Parking | Plot Totalling about 0.33 Acres (0.136ha)

Petersfield 3.4 miles, Winchester 21 miles, Guildford 29 miles, London 60 miles



| The Property

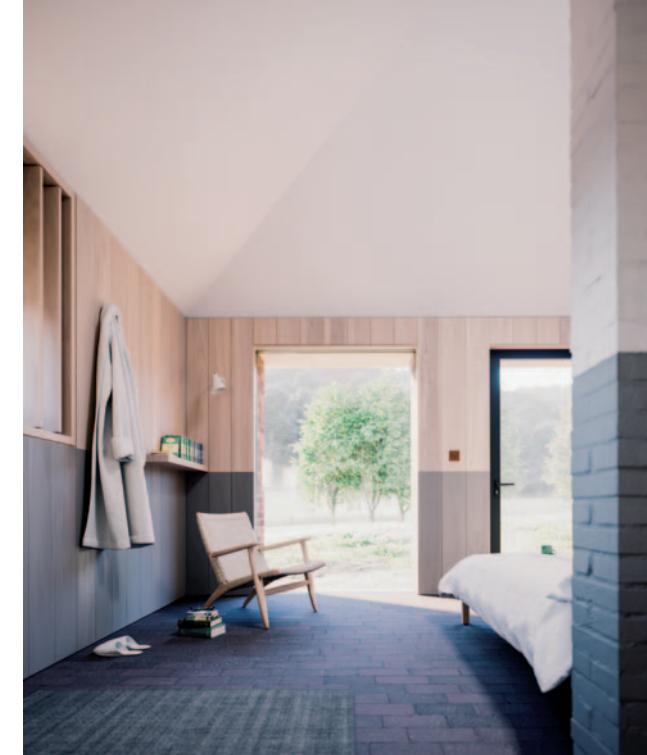
Cart Lodge presents a great opportunity to create a contemporary home on the edge of the well regarded village of Buriton in the heart of the South Downs National Park. The design is by the multi award

winning practice Rural Office for Architecture and consists of a lovely Grade II listed barn, with the grounds enjoying views south towards the South Downs.

A lot of time and effort has gone into the design and of particular note is the large open plan living space with vaulted ceiling and the Master Bedroom Suite, with the bedroom looking south to the Downs. One of the bedrooms on the first floor has been designed to use as a further reception room if desired. Outside is a terrace area leading to the paddock. In all a rare chance to create your own 'Grand Design', and one that has to be viewed to be truly appreciated.

| Location

Buriton is a thriving village in the heart of The South Downs National Park, adjacent to The Queen Elizabeth Country Park and has a pub and primary school 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 schools which include Churcher's College, Bedales and Ditcham Park. The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. There are a good number of footpaths and bridleways in the immediate area including The South Downs Way and The Sussex Border Path.



Outside

At the northern end of the barn there is a parking area. On the southern side there is a terrace area which then leads to the paddock, and the grounds as a whole total about 0.33 acres. There are attractive views to the Downs from the majority of the outside areas.





Approximate Floor Area = 298.6 sq m / 3214 sq ft (Excluding Void)

Directions to GU31 5RT

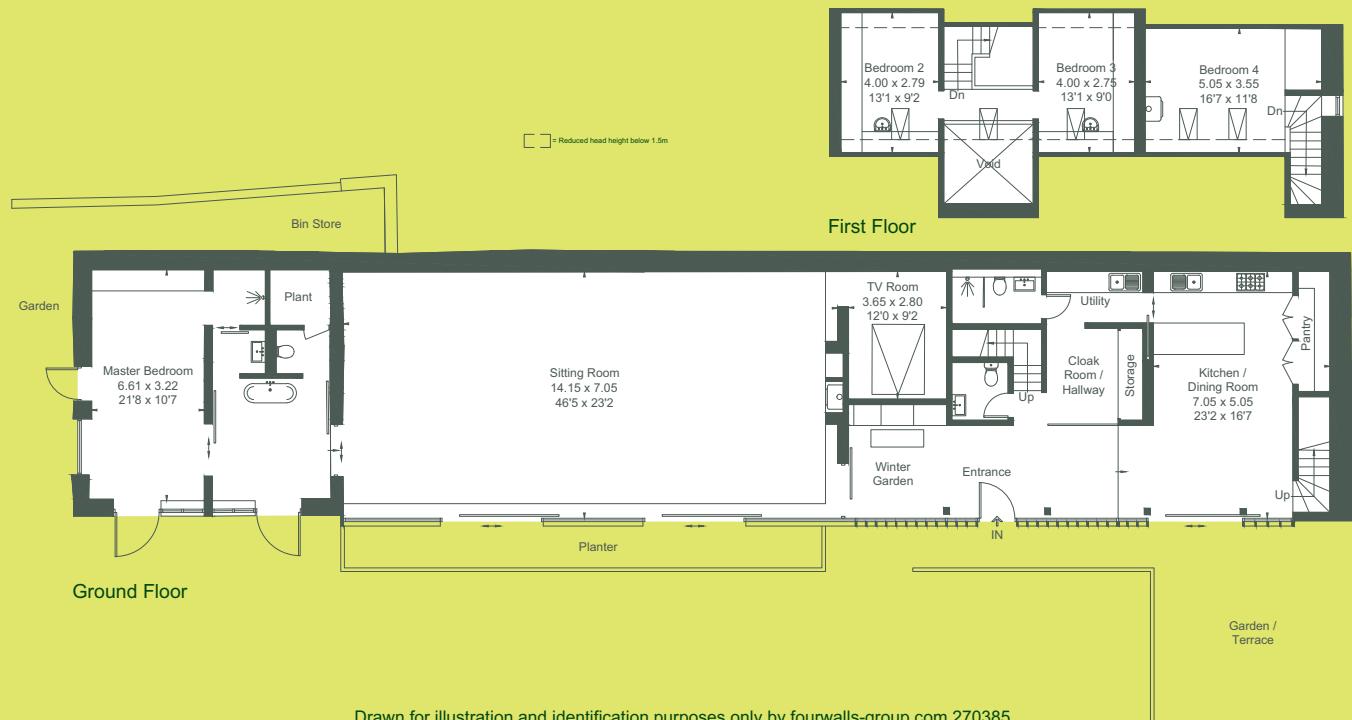
Heading south on the A3 continue past Petersfield and take the exit signed to Buriton. Follow the slip road along to the roundabout and take the third exit signed to Buriton. Go along this road into the village, past The Five Bells public house and on into the centre of the village. You will come to the pond on your right and the church directly ahead of you and here turn right into the car park by the pond, go straight over it and follow the track round to the left, go through the gate and then the Cart Lodge will be seen on the left after a short distance. Parking is available at the building and this is where we will meet you.

Planning: The plans shown in this brochure give you an idea of what the proposed dwelling will look like and for more detailed information please visit the South Downs National Park website where you will find more details of the consent under application reference SDNP/20/00277/LIS. If you are looking at this brochure online you can [click here](#) and the link will take you directly to this site.

Agents Note: Please note that some of the images used in this brochure are CGI.

Draft details prepared December 2020.

Viewing strictly by appointment.



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Services: The property has the ability to be connected to mains water and electricity and into the shared private drainage system with the other properties. This is a private system that then pumps the waste water into the mains drainage system. It is proposed that a ground source heat pump provides hot water and heating.

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

Council Tax: To be assessed by the council.

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.

