

## Buriton, Nr Petersfield

Newly constructed luxurious family home built in traditional materials on the edge of the highly sought after village of Buriton with wonderful far reaching views



**Location:** Buriton,  
Nr Petersfield  
**County:** Hampshire  
**Property ID:** 1784  
**Bedrooms:** 5  
**Bathrooms:** 5  
**Unfurnished**

**Price pcm:** £3600 excl

**Term:** 10-12 months with possibility of renewal  
**Unfurnished – Assured Shorthold  
Tenancy**

### **Summary of Accommodation:**

Drawing Room  
Dining Room  
Study  
Kitchen/Breakfast/Family Room  
Utility Room  
WC  
Master Bedroom with Dressing Area & En-suite Bath/Shower  
Guest Bedroom with Dressing area and En-suite  
3 Further Double En-Suite Bedrooms on 1<sup>st</sup> floor  
Double bedroom/games room with En-suite on 2<sup>nd</sup> floor  
Store room – on 2<sup>nd</sup> floor

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Double garage with storage over  
Bike store  
Bin store

Garden (approximately 1/3 acre)

One acre paddock available by negotiation

#### **Description:**

The property has been newly constructed in brick and Wiltshire stone to a high specification providing excellent spacious, light, contemporary family accommodation with wonderful uninterrupted views over unspoilt countryside.

The principal reception rooms and impressive well equipped kitchen/family room are enhanced by floor to ceiling French doors opening onto the terrace with far reaching views. All the bedrooms have excellent en-suite facilities and bedroom five on the second floor has the flexibility of being used as a games room or nanny suite.

The house has been built to a high standard and thoughtfully designed to provide for comfortable and practical living. Special features include underfloor heating to the ground and first floors, substantial light oak doors throughout, pale oak staircases, marble floors to the entrance hall, kitchen/family room and bathrooms with neutral fitted carpets to all other areas. Careful consideration has been given to energy saving measures including the air sourced heat pump and double glazing throughout.

#### **Outside:**

The property is approached by a gravelled driveway with ample parking. The garden has been designed to be low maintenance mainly laid to lawn with imaginatively planted shrubbed beds. The rear garden is fenced on two sides with a post and rail fence opening onto the paddock.

#### **Situation:**

Situated on the edge of the highly sought after, pretty village of Buriton, there is easy access to a network of footpaths and public rights of way. Buriton has a thriving local community offering many local activities, a primary school, two pubs and historic church. Petersfield is within 3 miles offering a wide range of shops, schools and main line station to London Waterloo.

#### **Councils**

Tax Band: East Hants District Council Band – to be assessed  
East Hants District Council: Tel: 01730 266551



|                         |   |
|-------------------------|---|
| Availability:           | Mid October   |
| Broadband Availability: | Available locally   |
| Mobile Phone Reception: | Most networks   |
| White Goods:            | 'American' larder Fridge/freezer with ice maker and chilled water, dishwasher, Range cooker with 6 gas ring hob & electric oven, washing machine and tumble dryer |
| Curtains:               | To be agreed  |
| Carpets:                | Marble tiles to Entrance Hall, Kitchen/Family room and bathrooms.<br>Fitted carpets to stairs & other rooms   |
| Heating:                | Air sourced heat pump backed by mains gas boiler – radiators to second floor  |
| Drainage:               | Mains drainage  |
| Pets:                   | 1 well behaved pet considered   |

**EPC available on request**  
**See our Website for Disclaimer Details**

**Viewing:**

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

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