

Jacobs & Hunt

37 HIGH STREET, BURITON, PETERSFIELD, GU31 5RX
GUIDE PRICE £600,000





Tucked away on the High Street of Buriton, this well-presented three-bedroom bungalow offers a wonderful opportunity to enjoy village life within the South Downs National Park.

Buriton is a popular and well-regarded village centred around a duck pond and Norman church, with a genuine sense of community and a hotel, pub and restaurant close at hand. Queen Elizabeth Country Park is virtually on the doorstep - perfect for walking, cycling and enjoying the surrounding countryside - and the market town of Petersfield is just a short drive away, offering a full range of shops, schools and a mainline rail connection to London Waterloo.

The bungalow makes a pleasing first impression, with a generous front garden planted with established trees and a stone path leading to the front door. Inside, a large entrance hallway with coat hanging area leads through to the main living spaces, with attractive pine flooring running throughout. The sitting room is well-proportioned with large windows and opens naturally into the dining area, which connects to the rear garden via French doors.

The kitchen breakfast room is in excellent order, fitted with a stylish shaker-style kitchen and a door opening onto the rear garden.

Three bedrooms are served by a well-appointed shower room to the master bedroom and a family bathroom for the remaining two rooms.

To the rear, the well-planted south-west facing garden enjoys afternoon and evening sun with open views across to



Queen Elizabeth Country Park. Gated driveway parking and a garage provide both security and useful additional storage.

The property further benefits from solar panels, mains gas central heating, all mains services and double glazing throughout.

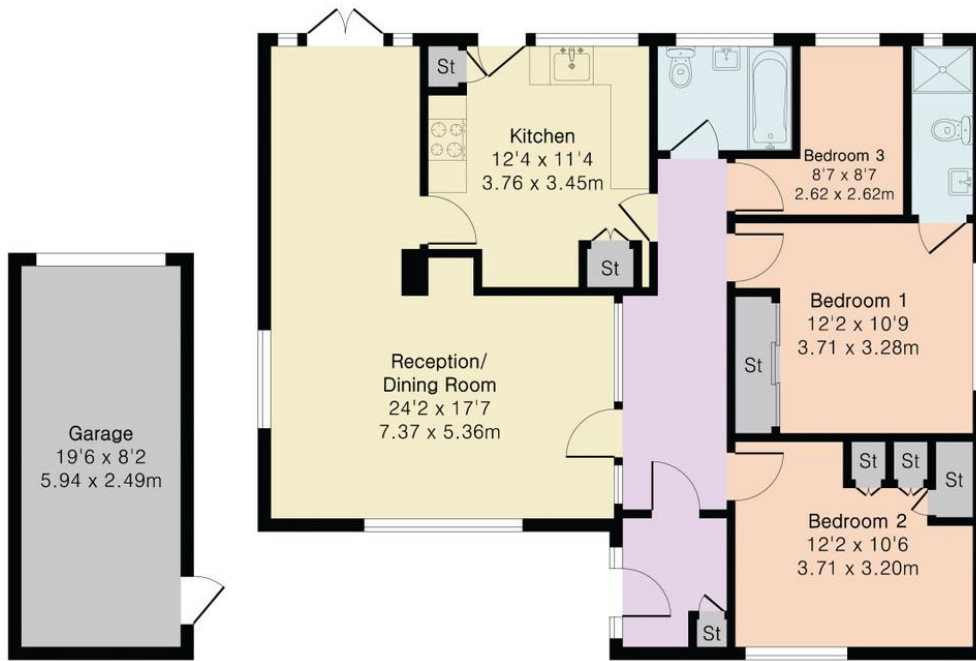
Council tax band E - £2728 per annum

Please contact Jacobs & Hunt, Petersfield to arrange your viewing appointment.



**Approximate Gross Internal Area 993 sq ft - 92 sq m
(Excluding Garage)**

Garage Area 160 sq ft – 15 sq m



Garage

Ground Floor



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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