





Heatherfield is a well-proportioned detached bungalow quietly positioned within Buriton, one of Hampshire's most picturesque and unspoilt villages, sitting at the foot of the South Downs National Park. Offered to the market with the benefit of no onward chain, the property presents a compelling opportunity for those seeking to create a bespoke home in an enviable rural setting.

Whilst the property would benefit from a programme of modernisation and updating throughout, the bones of the house are genuinely impressive. Extending to approximately 938 sq ft of internal accommodation, the layout is practical and versatile, comprising three bedrooms, a bathroom, a kitchen, a generous living/dining room measuring over 20 feet in length, and a conservatory to the rear.

To the rear, a particularly attractive south-facing garden forms one of the property's finest attributes - a well-established, mainly lawned plot with a patio terrace adjacent to the conservatory, benefiting from a pleasant open aspect and woodland backdrop. To the front, a tidy lawned garden with established planting provides good kerb appeal, along with a driveway and detached garage.



Properties of this nature - offering genuine potential in an SDNP village, with a good-sized garden and no chain - are rarely available and are likely to attract considerable interest.

Buriton is a highly regarded village set within the South Downs National Park, offering an idyllic rural lifestyle with excellent access to the wider region. The village itself boasts a parish church, village pond and public house. The market town of Petersfield lies approximately two miles to the

north, providing a comprehensive range of shops, restaurants, schools and a mainline railway station with regular services to London Waterloo. The A3 is readily accessible, offering swift connections to both Portsmouth and the capital.

ANTI-MONEY LAUNDERING (AML)

At Jacobs & Hunt we have a legal obligation to carry out Anti-Money Laundering checks on all prospective purchasers. It's a straightforward process that needs to be completed in branch, so just give the office a call and we'll get you booked in before putting your offer forward. We'll need two forms of ID from each purchaser - one to confirm your name and one to confirm your address. Please be aware that we aren't able to submit any offers until this has been done, but we'll make it as quick and easy as possible for you!

OFFER CHECK PROCEDURE

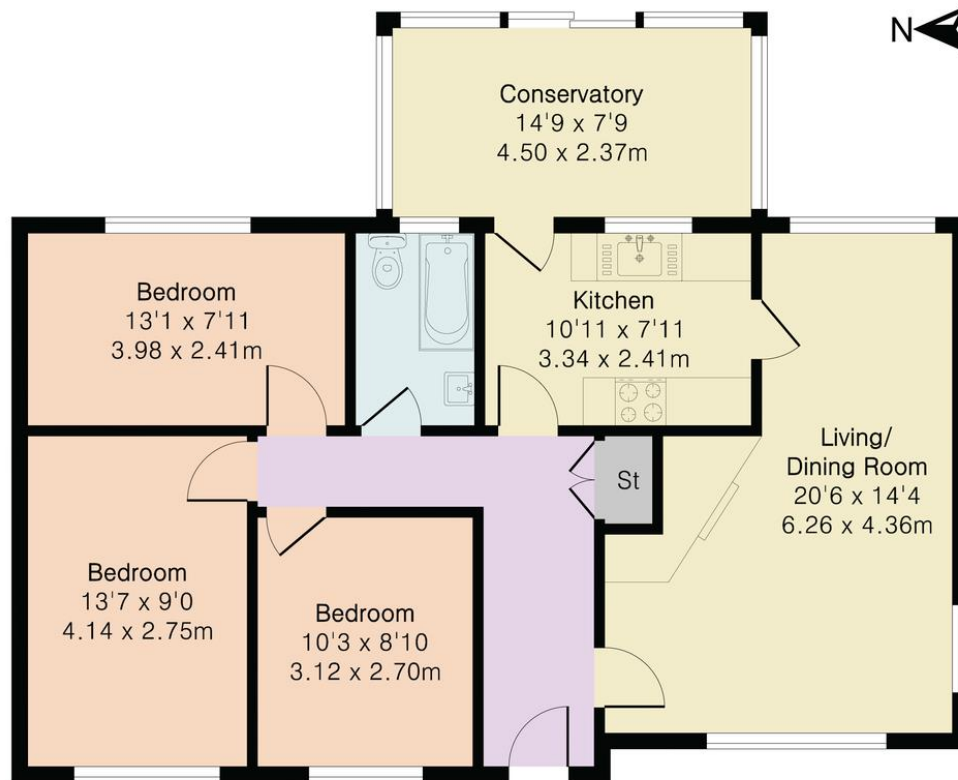


If you are considering making an offer on this or any other property, we are marketing at Jacobs & Hunt, please make early contact with the office so we are able to verify your buying position. Our sellers expect us to report on a buyer's proceedability whenever we submit an offer.

REMOVALS

At Jacobs & Hunt we want to make your move as stress-free as possible, which is why we can put you in touch with a reputable removal company. Just ask a member of the team for further details and a quotation.

Approximate Gross Internal Area 938 sq ft - 87 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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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