



Inmans Lane, Petersfield

Offers Over £425,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Inmans Lane, Petersfield

Step into the inviting warmth of this characterful cottage nestled in the heart of Sheet, Petersfield, where tranquillity meets charm. With its sought-after location near the picturesque village green and the welcoming Queens Head pub, this residence offers a peaceful village lifestyle.

Step into the delightful reception room, where a beautiful fireplace sets the scene for cosy evenings spent by the fire. Adjacent, the dining room boasts stunning wooden floors and abundant space for a dining table, with potential to extend into a charming open plan kitchen/ dining room, subject to planning permission.

Explore the rustic kitchen, with wonderful old-world charm boasting wooden worktops and quaint wooden doors adorned with charming handles. The ground floor is completed with a well appointed light and airy bathroom.

Three bedrooms await upstairs. The first bedroom presents fantastic village views and an en-suite shower room, while the other bedrooms offer garden views.

Your very own boot room leads to your garden through your stable door, beginning with a patio space for table and chairs. As you move towards the top of the garden, you'll find a low maintenance lawn, adorned with an array of shrubs, colourful flowers, and trees.

Council Tax - D
EPC - D



Location - Sheet


Situated on the northerly edge of Petersfield the village of Sheet is a small village clustered around the village green and its splendid horse chestnut tree that was planted in 1897 to commemorate Queen Victoria's Diamond Jubilee which dominates the whole triangular green. Across from the green is the village church St. Mary Magdalen and the popular Queens Head public house. The village also has a primary school, Stepping Stones pre-school, the Little School Day Nursery and Sheet Parish Allotments. The market town of Petersfield nearby offers a comprehensive range of shops, schools, mainline station and leisure facilities.

Local authority

East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Tenure

Freehold

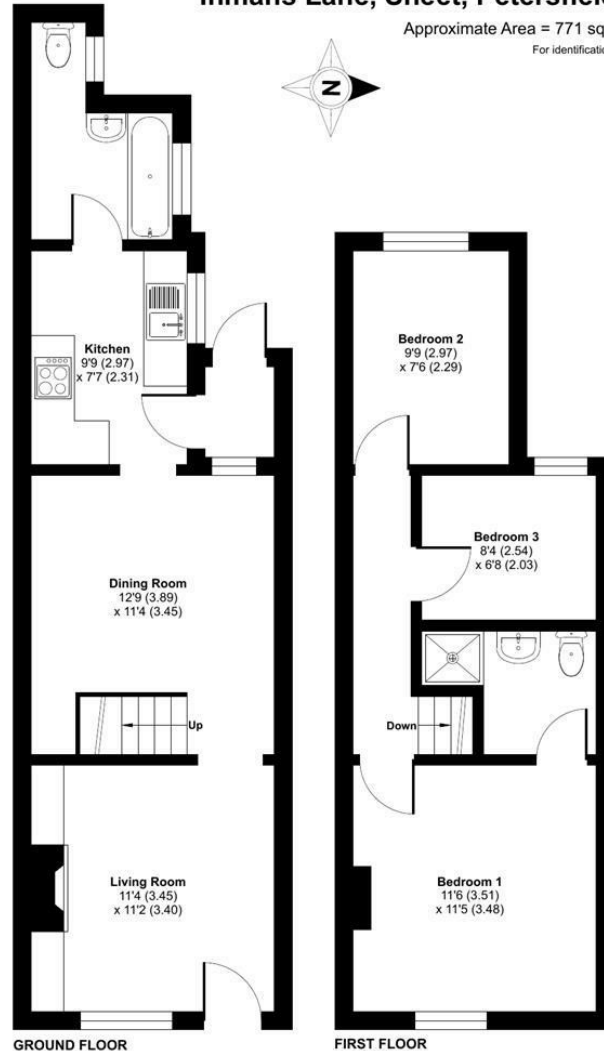
| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



Inmans Lane, Sheet, Petersfield, GU32

Approximate Area = 771 sq ft / 71.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Williams of Petersfield. REF: 1062315

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

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