



School Lane, Sheet

**Offers Over £399,999**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# School Lane, Sheet

Welcome to your dream home in the picturesque village of Sheet, situated on the serene and charming School Lane. This beautiful character cottage is surrounded by outstanding views, fields currently full of alpacas, and is merely a stone's throw from The Queens Head pub.

Step inside to find a functional front porch, ideal for jackets and shoes, complete with a charming little window. The living room welcomes you with bright, airy ambiance, boasting wonderful wooden flooring and a fire place, framed by stunning views of the greenery outside. High ceilings throughout the cottage enhance the spacious and inviting atmosphere.

The dining room provides ample space for a dining table and an armchair, featuring built-in storage and continuing the theme of wooden floors and high ceilings. The modern kitchen at the rear exudes a quintessential cottage feel.

Upstairs, you'll find two generous double bedrooms. The first bedroom offers uninterrupted views of the fields, while the second bedroom overlooks your garden and includes built-in wardrobe space. Additionally, there is potential to extend into the loft, with several neighbouring houses on this road having added a third bedroom and an extra bathroom, subject to planning. The downstairs bathroom, with a garden view window, adds to the home's charm.

Outside, the garden provides a perfect setting for a comfortable seating area and includes a wonderful fully functioning outdoor garden room, ideal for year round use for hobbies and home working, with electric and heating. With allocated parking at the rear and a convenient access gate.

EPC - C  
Council Tax - D  
Allocated parking management fee approx - £78 p.a  
Priced competitively to elicit a quick sale for a well-qualified purchaser.



## 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. Finally, the village hall on the green, the hub of our community where there are lots of activities, eg Pilates, Yoga, Keep Fit, Art Classes.

## Local authority


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

## Additional Information

All main services

## Tenure

Freehold Lea

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



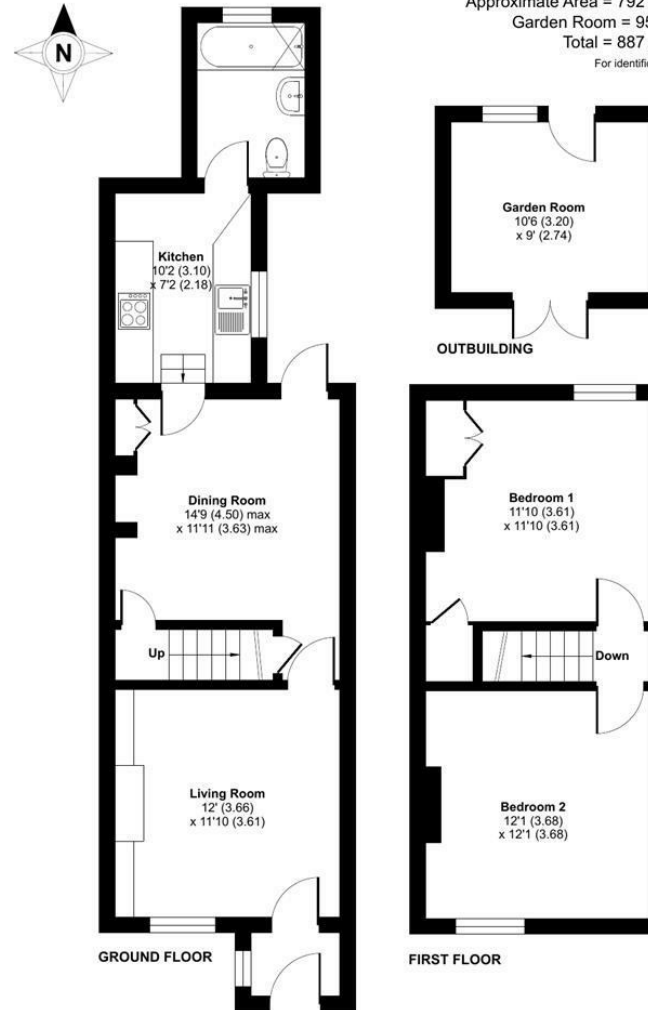
## School Lane, Petersfield, GU32

Approximate Area = 792 sq ft / 73.5 sq m

Garden Room = 95 sq ft / 8.8 sq m

Total = 887 sq ft / 82.4 sq m

For identification only - Not to scale



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: 1131816

### Williams of Petersfield

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