



Town Lane, Sheet

**Offers Over £395,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



# Town Lane, Sheet

Step into the charm and character of this delightful two-bedroom cottage, nestled in the highly sought-after village of Sheet, just a leisurely stroll from the vibrant Petersfield town centre. Tucked away on picturesque Town Lane, this home offers incredible potential with its uniquely spacious garden and the possibility of extending (subject to planning).

Upon arrival, the inviting front garden leads to the porch, welcoming you into an open-plan living space brimming with character. The exposed brick fireplace, complete with a cosy log burner, creates a warm atmosphere. The spacious kitchen provides ample room for dining and boasts French doors that open onto a private, enchanting patio ideal for morning coffee's.

Upstairs, the bright landing leads you to a generously sized first bedroom with built-in wardrobes and village views. The second bedroom impresses with high ceilings and a charming fireplace. A family bathroom and additional storage complete the upper floor.

Outside, the large rear garden features a patio area, an outbuilding with conversion potential, and ample space for further development, whether it's an outdoor office or private seating area. This cottage is a rare gem in Town Lane, offering huge potential in a desirable location.

Early viewing is highly recommended!

Council Tax - D  
EPC - E





## 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

## Additional Information

All main services

## Tenure

Freehold


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</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	

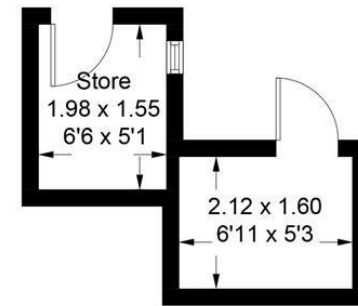
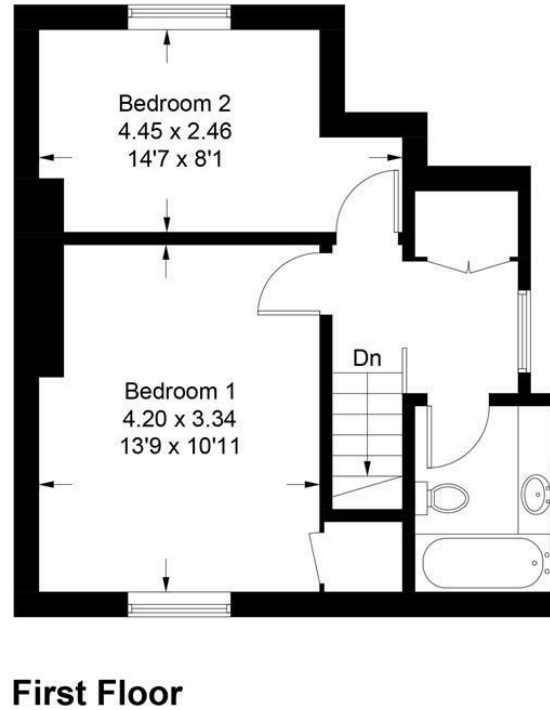
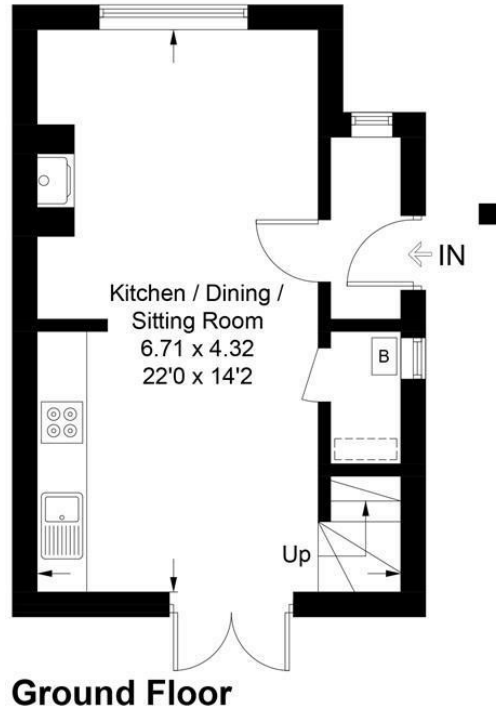


# Town Lane, GU32

Approximate Gross Internal Area = 65.3 sq m / 703 sq ft  
Outbuildings = 6.5 sq m / 70 sq ft  
Total = 71.8 sq m / 773 sq ft



 = Reduced headroom below 1.5m / 5'0



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1137218)

## Williams of Petersfield

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