





Presented to an exceptional standard following a comprehensive programme of extension and refurbishment, this superb semi-detached home offers a wonderfully flexible and contemporary living environment, perfectly suited to modern family life and home working alike.

The property is entered via a welcoming hallway, with a ground floor cloakroom and stairs rising to the first floor. To the front, the sitting room is a beautifully proportioned and characterful space, centred around a contemporary wood-burning stove set within a herringbone-tiled surround, with a bay window and bespoke shelving to the recesses. It is a room that is equally inviting for cosy winter evenings or quiet moments away from the hub of the house.

The heart of the home is undoubtedly the stunning kitchen/dining/family room to the rear. Measuring over 23ft in length, this light-filled space is bathed in natural light from a roof lantern and the full-width bi-fold doors, which open onto the sunny terrace to create a seamless flow between inside and out. The kitchen is fitted with sleek, handleless cabinetry, quartz worktops and a generous central island with breakfast seating, an integrated wine cooler and a Quooker-style boiling water tap. Integrated appliances include a Zanussi oven, microwave and induction hob. Engineered herringbone flooring runs throughout, and there is ample space for both a dining table and a relaxed seating area. A separate utility room provides further practical storage and space for laundry appliances.



Upstairs, the principal bedroom is a generous double with a dual-aspect outlook and a smart en suite shower room. There are two further double bedrooms, together with a

well-proportioned fourth bedroom, ideal as a nursery, single room or study. The family bathroom is fitted with a white suite comprising bath with shower attachment, vanity unit and heated towel rail.

The property is approached via a driveway providing off-road parking, with side access leading to the rear garden.

The rear garden is a fantastic feature of the property. A raised, paved terrace sits directly off the kitchen, providing an ideal space for al fresco dining and barbecues, and is framed by attractive brick retaining walls and mature planting, including a vibrant forsythia that provides a burst of spring colour. Steps lead up to a sweeping lawn bordered by picket fencing and established trees and shrubs, with a fire pit area and garden sheds beyond. The garden enjoys a pleasant, private and sunny aspect.

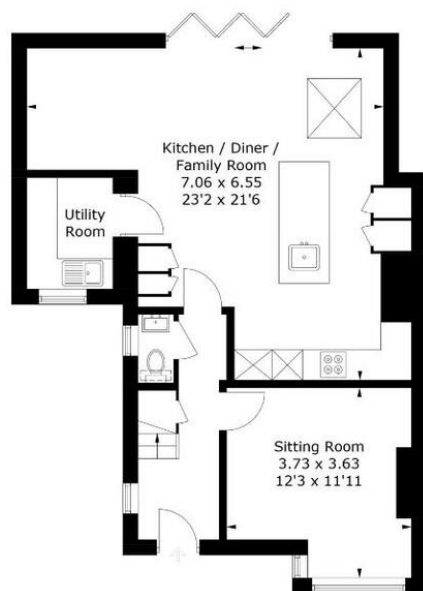


Inmans Lane, Sheet, GU32

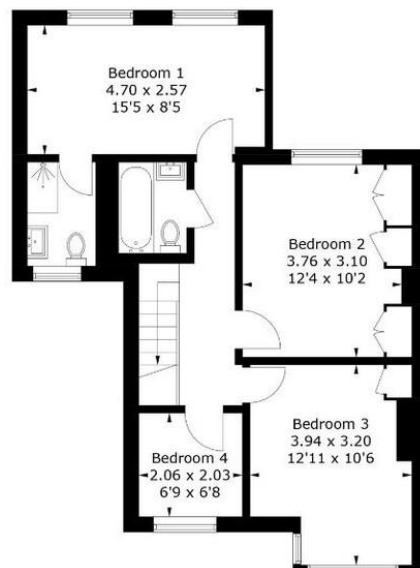
Approximate Gross Internal Area = 120.2 sq m / 1294 sq ft

Office = 15 sq m / 161 sq ft

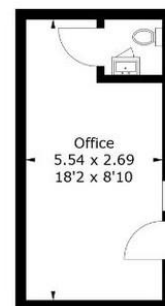
Total = 135.2 sq m / 1455 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 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 and 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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