





The house offers new wiring, new plumbing, new windows, new gas boiler and heating, new kitchen and bathrooms and a wood burner in the sitting room. We have the building regulations certificate on file.

The house is located at the bottom of School lane and offers easy walking access to Petersfield and mainline railway station.

Accommodation comprises;

Open covered porch leading to front door which gives access to the sitting room, with wood burning stove and re-claimed brick flooring.

Door leading to the dining room, new flag stone flooring with stairs leading to the first floor. Step up to the country style kitchen with butler sink and free standing cooker. Double glazed door to garden.

Brand new shower room with double size shower tray, tiled walls and old oak shelf, flagstone flooring, extractor fan, led ceiling lighting.



On the first floor is a large master bedroom overlooking Sheet Church. Loft access. The second bedroom is just behind and leads to an ensuite brand new three piece bathroom with free standing bath and bridge tap, WC and wash hand basin inset onto a vanity unit with drawers below.

The loft area is fully insulated.

From the kitchen back door is Garden Room with flag stone

flooring- ideal for a snug or study.

Outside, there is a large, detached studio, double glazed and insulated.

Indian sandstone terrace area adjacent to the front door with further paving leading to the lane. Storage shed with original WC. Large gravel driveway with off road parking for several cars. The remainder of the garden is lawned and well stocked. Sheet Primary School is situated at the top of the lane. We highly recommend an internal inspection. Our Client has already identified a vacant property to move to. Mains gas, electricity, water and sewage. Council Tax Band B - £1736 pa.

Viewing through the Vendors Sole agents, Jacobs & Hunt, Petersfield.

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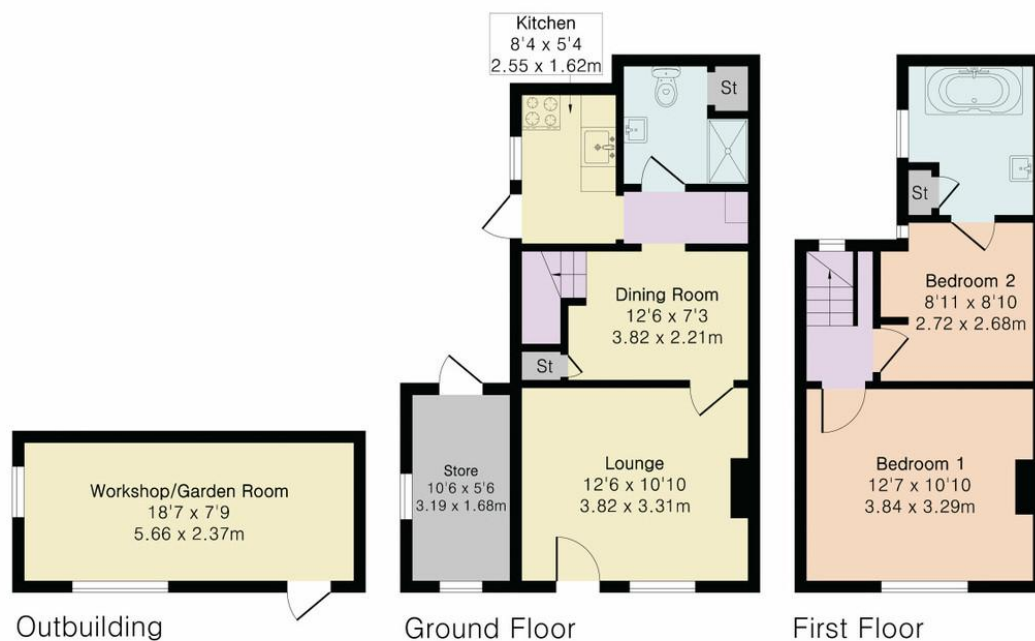
**Approximate Gross Internal Area 670 sq ft - 62 sq m
(Excluding Outbuilding & Store)**

Ground Floor Area 360 sq ft – 33 sq m

First Floor Area 310 sq ft – 29 sq m

Outbuilding Area 144 sq ft – 13 sq m

Store Area 58 sq ft – 5 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		

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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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