



Farnham Road, Sheet

**Offers Over £450,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Farnham Road, Petersfield

Charming Character Cottage in the Heart of Sheet.

Williams of Petersfield are delighted to present this beautifully renovated character cottage, dating back to 1750 and situated in the highly sought-after village of Sheet, just moments from Petersfield. Blending period charm with modern convenience, this delightful, terraced home offers a wealth of original features alongside thoughtfully updated living spaces.

Approached via a shared pathway, the cottage welcomes you through a characterful front door into a warm and inviting interior. The cosy sitting room is rich in character, featuring exposed beams, natural stone flooring and a striking log-burning stove that forms the focal point of the room. To the rear, a thoughtfully designed extension creates a bright and spacious open-plan kitchen/dining area. Finished to an excellent standard, the kitchen offers integrated appliances, generous storage and direct access to the garden, while a large roof lantern and double-glazed windows flood the space with natural light.

The first floor continues the home's appeal, comprising a well-proportioned double bedroom with built-in storage, a versatile occasional second bedroom ideal as a nursery, home office or hobby room, and a stylish family bathroom fitted with a contemporary white suite and shower over the bath.

Outside, the property enjoys an attractive front garden positioned alongside the entrance path, while the rear garden has been thoughtfully landscaped with a series of terraces, creating attractive spaces for outdoor dining and relaxation. A useful storage area is located beneath the lower terrace. Beyond the garden, a private dual parking area is accessed via a shared unmade track.

Offering a rare combination of character, comfort and village living, this charming cottage presents an excellent opportunity for first-time buyers, downsizers or those seeking a quintessential country home in a desirable Hampshire location.



## 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

## Additional Information

All main services

EPC - C

Tax Band - C

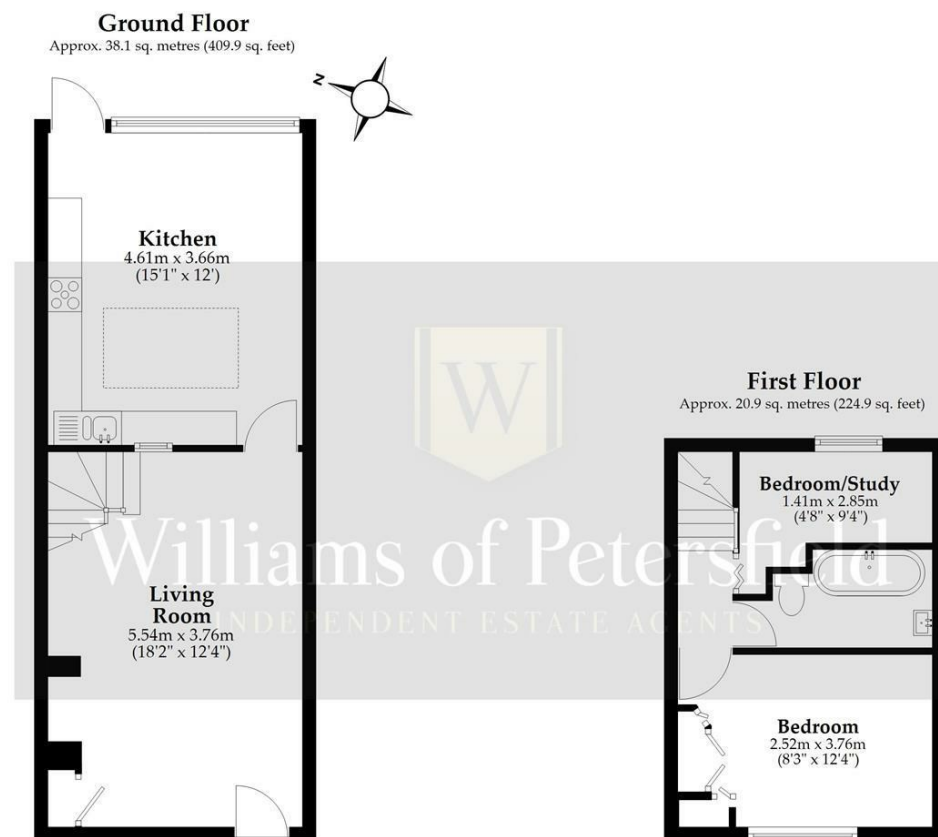


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(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	



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## Williams of Petersfield

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