



Town Lane, Sheet, Petersfield, Hampshire, GU32

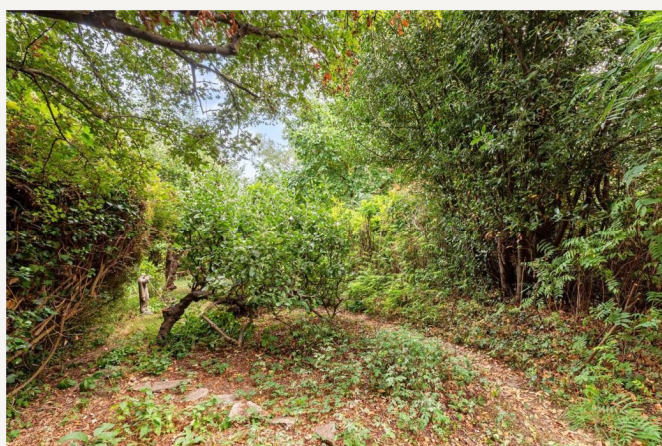
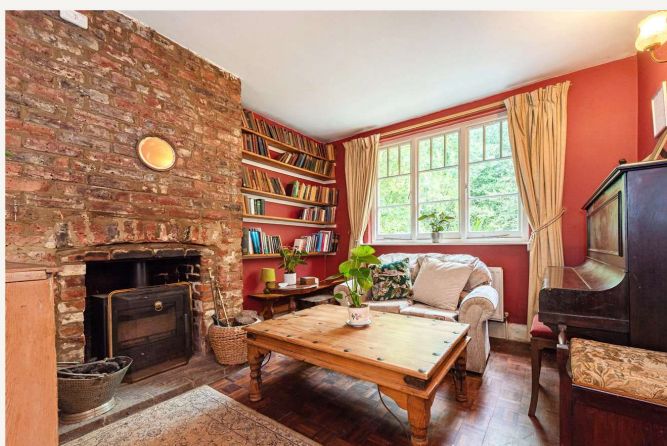
Guide Price: £300,000 *Freehold*

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A pretty semi-detached cottage on a no-through lane in the centre of the popular village of Sheet.

KEY FEATURES

- A pretty semi-detached cottage
- Popular village location
- Charming and characterful features
- Open-plan reception room
- Situated down a no-through road
- Front and rear garden
- Potential to extend (STPP)



Petersfield

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DESCRIPTION

The property is a pretty semi-detached cottage with part brick, pebble-dashed and clad elevations under a tiled roof and accommodation over two floors believed to have been originally constructed in 1899. The layout can be seen in the floorplan and with lovely large windows and high ceilings, light flows through the downstairs, open-plan accommodation. There are many character features including a working wood-burner in the sitting and some exposed brickwork. From the kitchen, stairs rise to a first-floor landing, off which are two good-sized bedrooms and a family bathroom. Outside, the house is approached by a pedestrian path leading to the front door, to the right of which is a small area of lawn. The main garden lies to the rear and has a variety of mature hedges, trees and plants. Whilst the house has been loved over the years, it does now require some general updating throughout.

DIRECTIONS

From our Petersfield office proceed to the bottom of the High Street and turn left at the War Memorial into College Street. Enter the one way system and on reaching Station Road where the road splits, turn right and then immediately bear left up Ramshill, passing Churcher's College on your right. At the roundabout, take the second exit and at the bottom of the hill take the first turning on the left into Inmans Lane. At the top of the lane, with a small triangular green on your right, turn left into Town Lane. The property is on your left after approximately 130 metres.

LOCATION

The cottage is in Sheet, on a no-through lane just up from the village green and close to the ever-popular Queens Head. The village has a church, primary school, nursery, two pubs, recreation ground and a furnishing shop. The market town of Petersfield is situated approximately one mile to the south-west and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in a little over an hour) and Portsmouth to the south. The tunnel at Hindhead provides relatively congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies and leisure pursuits include golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its unspoilt landscape, rolling hills and outdoor pursuits. In addition to the village primary school, there are many other popular schools in the area which include Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt.

ACCOMMODATION

Entrance hall, kitchen/breakfast/sitting/dining room, two bedrooms, family bathroom, garden and stores.

MATERIAL INFORMATION

Method of Sale: Private treaty.

Tenure: Freehold.

Services: All mains.

Council Tax: East Hampshire District Council - Band "D"

EPC Rating: "E" (40)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known.

Flooding: To the best of our knowledge, the property has never flooded.

Mobile Coverage: Good outdoor, variable in-home with Three, Good outdoor with O2, EE and Vodafone (Ofcom)

Broadband Availability: Ultrafast available (Ofcom)

Parking: On-street.

Viewings: Strictly by appointment with Winkworth Petersfield.

WHAT3WORDS: ///vineyard.emotional.plants

Agent note: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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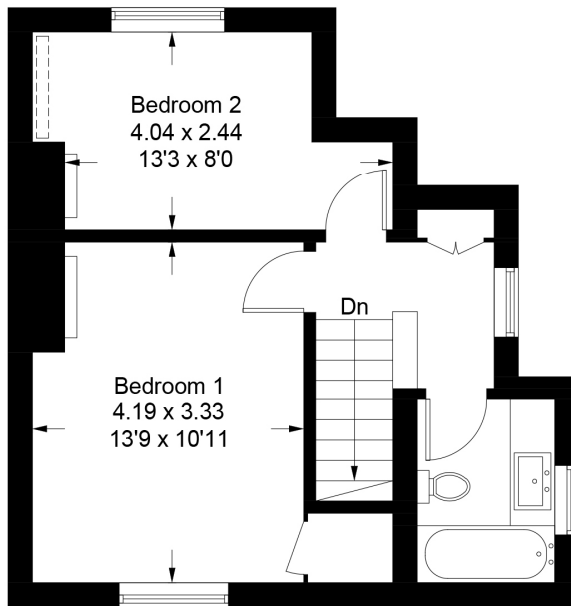
Approximate Gross Internal Area = 64.7 sq m / 696 sq ft

External Stores = 6.3 sq m / 68 sq ft

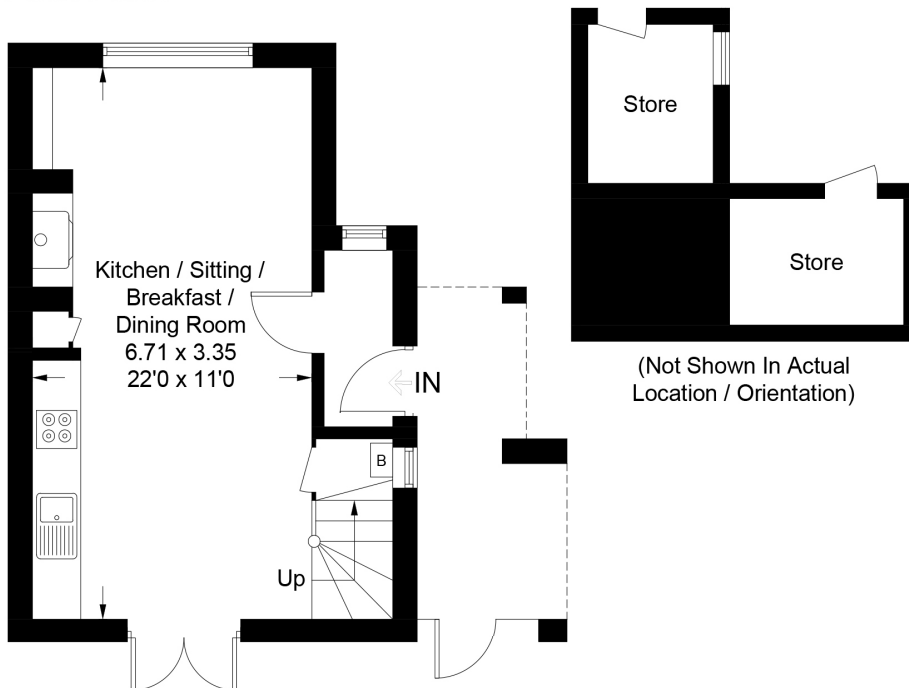
Total = 71.0 sq m / 764 sq ft



 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2026.

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