



## 41 Town Lane

SHEET | PETERSFIELD | HAMPSHIRE | GU32 2AF

Wilson | Hill

Master Bedroom | 2 Further Bedrooms | Family Bathroom | Entrance Hall | Cloakroom | Large Sitting Room | Kitchen/Dining Room | Landscaped Garden | Garden Shed

Parking for two cars

Petersfield 1.2 miles, Winchester 20 miles, Guildford 26 miles, London 57 miles



### | The Property

41 Town Lane is a very beautifully presented late Victorian end of terrace house in a lovely position in the heart of the ever popular village of Sheet. Our client has upgraded kitchens and bathrooms in the last couple of years and the accommodation consists of

up to three bedrooms and a bathroom on the first floor with a large open plan sitting room, kitchen/dining room and cloakroom on the ground floor. Behind the house there is an attractive landscaped garden. This is one that has to be viewed to be truly appreciated.

### | Location

Sheet is a sought after and picturesque village set in the South Downs National Park, with a church, village school, village hall offering varied activities and two popular pubs and is walking distance from the thriving market town of Petersfield which has a comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in around an hour. As well as Sheet Primary School, Petersfield has an excellent range of schools including Bedales, Churcher's College and Ditcham Park and as well as TPS and Bohunt in the state sector. The A3 provides good regional transport links to the M25 and beyond and the regional centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. The property sits in the heart of the South Downs National Park with extensive recreational and leisure activities and much of the surrounding countryside is crisscrossed by footpaths and bridleways including the Hangers Way nearby.





## Outside

To the front of the house there is a pretty garden area with some attractive acers and a path leads to the old front door. To the side by the parking, a pathway leads to the main front door and next to this there is a parking area for two cars. The path then leads down the side of the house to the rear garden which is accessed via a further gateway. To the rear of the kitchen there is a paved terrace and the gardens as a whole are attractively landscaped with a further terrace at the bottom, a pergola and a number of well stocked herbaceous borders.



## Directions to GU32 2AF

On arriving at Petersfield on the A3, take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and here take the first exit on the left again signed to Sheet and Midhurst. Follow the road down for 300 metres and then turn left into Inmans Lane. Go along the lane for about 300 metres where you come to the village green and here turn left into Town Lane. Proceed along for 100 yards where 41 Town Lane will be found on the left hand side.



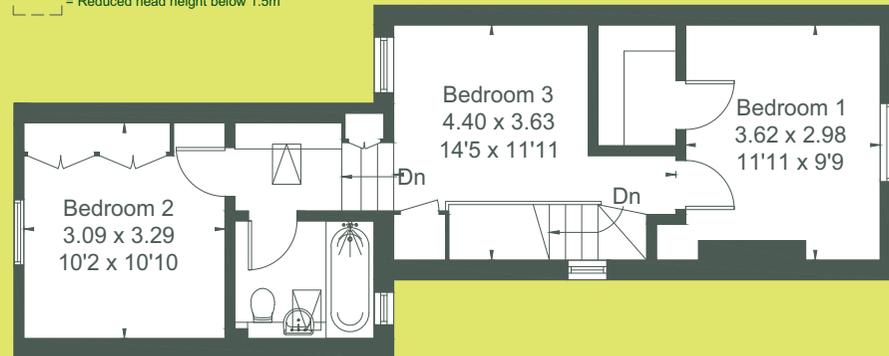
**Agents Note:** Our client has removed the wall between the landing and Bedroom 3. This could easily be reinstated if a 3rd bedroom is required.

Viewing strictly by appointment.

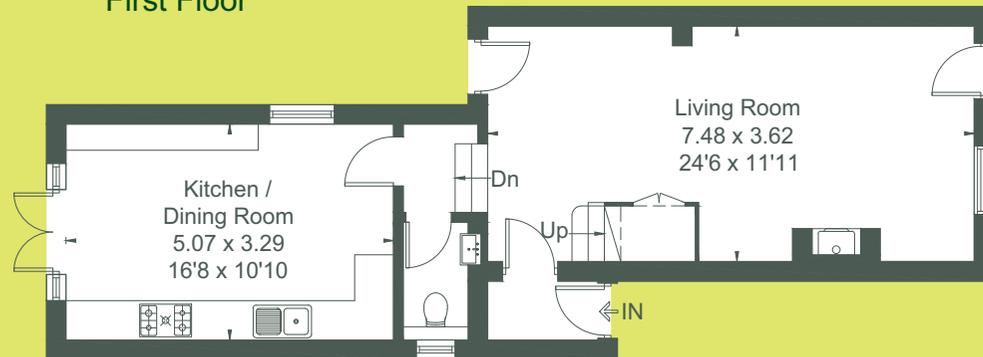
Approximate Area = 96.6 sq m / 1040 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)



 = Reduced head height below 1.5m



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 267364

**Services:** All mains services are provided, gas fired boiler providing hot water and heating via radiators.

**Local Authority:** East Hampshire District Council,  
[www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band E

**EPC:** D64

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Photographs and details dated October 2020.

