



## Ivy House

8 INMANS LANE | SHEET | PETERSFIELD | HAMPSHIRE | GU32 2AN

Wilson | Hill

4 Bedrooms | Family Bathroom | Sitting Room | Dining Room | Family Room | Large Hall | Cloakroom | Kitchen/Breakfast Room | Large Drive area with Extensive Parking  
Double Garage | Garden Shed | Large Attractive Garden, In all 0.2 of an acre (0.084ha)

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



### | The Property

Ivy House is a beautifully presented bright and spacious attached family house dating we believe from the 1930's and has been a much loved home for our clients since 2000. Downstairs there are three well proportioned reception rooms and a large kitchen/breakfast room and a cloakroom off the hallway. There are currently four good sized bedrooms and a family bathroom on the first floor.

There is quite a lot of scope to enlarge further and for those who want additional bathrooms, there are various options on how to install them. The house overlooks a pretty private garden and there are some useful outbuildings. In all a great house in a popular village position, convenient for the town. This is one that has to be viewed, to be truly appreciated.

## | Location

Sheet is a popular village, with a church, village school and two pubs and is only a short distance from 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 is particularly blessed with an excellent range of schools including Bedales, Churchers 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

A drive leads down to a white five bar gate and into a further large parking area with space for numerous cars. Beyond this there is the double garage and shed with a large parking area to the side. A gate then leads from the drive into the garden which is mainly laid to lawn with extensive herbaceous and shrub borders bounded by hedging. Adjacent to the kitchen and sitting room there is a large, raised, south facing private terrace overlooking the garden. The grounds as a whole total 0.2 of an acre (0.084ha).



## Directions to GU32 2AN

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 Midhurst. Follow the road down for 300 yards and then take the first turning on the left into Inmans Lane. Proceed along the lane for about 200 yards where you will find Ivy House, signed as number 8, on the right hand side with white gates set back from the road.

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

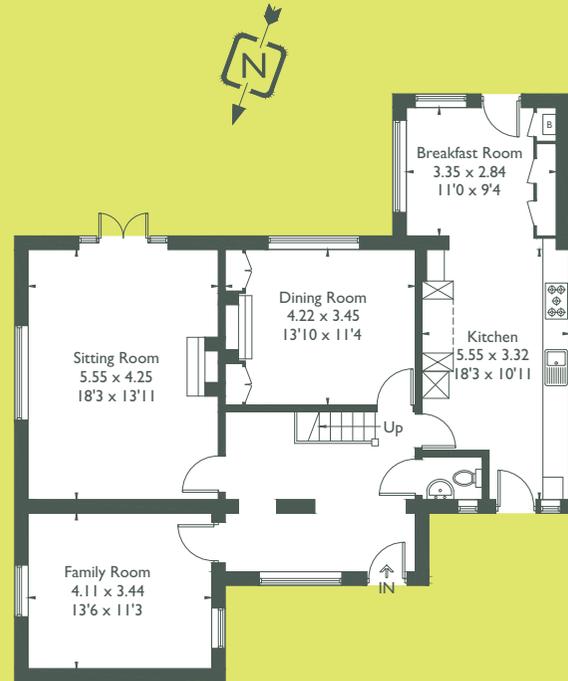
**Local Authority:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band F

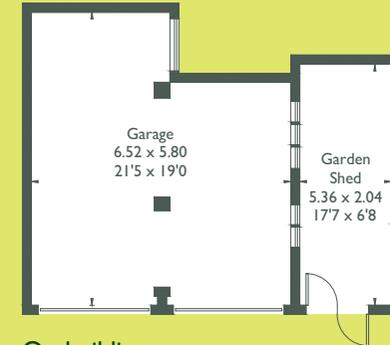
**EPC:** D63

Viewing by Appointment only

Approximate Gross Internal Area = 183.6 sq m / 1976 sq ft  
Garage = 33.5 sq m / 360 sq ft  
Workshop / Store = 11 sq m / 118 sq ft  
Total = 228.1 sq m / 2454 sq ft



Ground Floor



Outbuildings

(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only. Not to scale  
Ref: 224896

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.

Details and photographs dated January 2019.

