



7 School Lane

SHEET | PETERSFIELD | HAMPSHIRE | GU32 2AS

Wilson | Hill

3 Bedrooms | Porch | Sitting Room | Dining Room | Kitchen | Larder | Bathroom | Outbuilding with 2 Stores | Garden | Parking

Petersfield 1.3 miles, Winchester 20 miles, Guildford 26 miles, London 57 miles



| Location

Sheet is a popular and picturesque village 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.

| The Property

7 School Lane is an attractive period semi detached cottage dating from around 1900 in an extremely popular location on the edge of Sheet, between the village green and the school. The house could benefit from some updating and the accommodation is currently arranged with three bedrooms on the first floor, whilst on the ground floor there are two reception rooms, each with a working open fireplace, a kitchen and a bathroom. There are also two further open fireplaces upstairs.

We believe there is potential to enlarge the house subject to the necessary consents. The garden lies mainly to the rear of the house and is a good size and to the rear of that there is the private parking space. A useful outbuilding is also located at the rear of the house and is currently divided into two stores. In all a rare chance to acquire an attractive character cottage in an extremely sought after location.





Outside

To the front there is an area of garden, but the majority of the gardens lie to the rear. At the rear of the house there is a paved terrace area leading then to a good sized area of artificial lawn, Beyond a picket fence there is then a further area of grass and from there a gate leads to the private parking space to the rear. Adjacent to the house there is a useful brick outbuilding with power connected, divided into a large and smaller store.



I Directions to GU32 2AS

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 to the green where you will see the Queens Head pub on the right, carry straight on past the church and then turn left into School Lane. Number 7 will be found after about 200 yards, on the right hand side.

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, 01730 266551

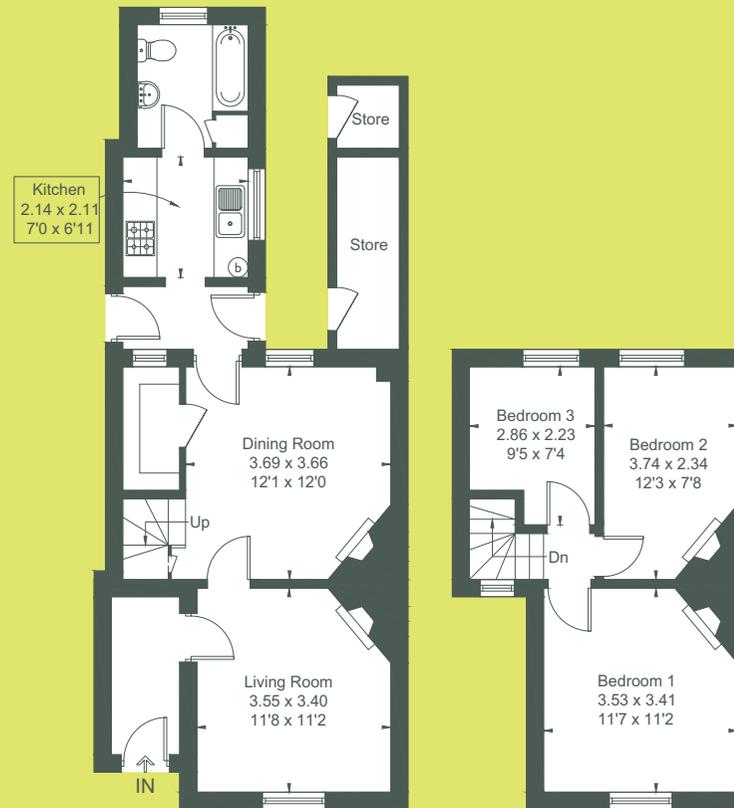
Council Tax: Band D

EPC: D55

Agents Note: The first part of the access path is shared with the adjacent property and our client's solicitor will confirm the precise details of the arrangement as part of the contract pack.

Viewing strictly by appointment.

Approximate Area = 77.2 sq m / 831 sq ft
Store = 5.1 sq m / 55 sq ft
Total = 82.3 sq m / 886 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 270878

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 2021.

