



# Sheet Common House

MIDHURST ROAD | PETERSFIELD | GU31 5AT

BCM

Wilson | Hill

Reception Vestibule | Entrance Hall | Cloakroom | Drawing Room | Dining Room | Family Room | Study | Kitchen | Breakfast/Utility Room | Garden Room  
Main Bedroom with Dressing Room and En Suite Bathroom | Bedroom 2 with En Suite Shower Room | 3 Further Bedrooms | Bathroom | Shower Room | Balcony | Parking  
Detached Triple Garage with Workshop/Room Above | Pump House | Gardens and Grounds extending in all to approximately 1.5 Acres (0.6 ha)  
Petersfield Station 1.8 miles, Liss 3.3 miles, Liphook 7 miles, Midhurst 8.3 miles, Guildford 26.3 miles, London 57.5 miles



## The Property

Sheet Common House is an attractive, imposing country house, originally built for an affluent family with internal staffing accommodation. Constructed of red brick facing elevations beneath a pitched, clay tiled roof, the property offers light, well-proportioned and stylish accommodation throughout, ideally suited for family living. Designed and arranged over two floors, the house affords much charm with notable features including high ceilings, open fireplaces, attractive sash windows and a delightful, first floor exterior balcony boasting fine views across the

gardens, neighbouring countryside, and the distant South Downs. The house furthermore offers generous and versatile accommodation including three formal reception rooms and a lovely, vaulted garden room all of which enjoy attractive garden views and five double bedrooms, including two bedroom suites, the principal bedroom having the addition of a dressing room, feeding off a spacious L-shaped landing. In addition to the house there is a detached, brick built triple garage with exterior staircase leading to a workshop/room above.



There are an excellent range of schools in the area including Bedales, Churcher's College and Ditcham Park in the private sector and TPS and Bohunt (Liphook) in the state sector. The local countryside is quite exceptional, providing extensive opportunities for walking, riding and other country pursuits. The larger cities of Winchester and Guildford are within reasonable driving distance, as are the creeks and inlets of the South Coast.

### **| Outside**

The property is approached through private double gates opening to a gravelled drive and turning circle, providing ample parking for several vehicles and access to the detached triple garage. The south facing gardens are a delightful feature, principally lawned to the rear and side of the house, with a number of trees, fruit trees, bushes and hedging, giving a high degree of privacy and a sunny aspect. Within the gardens is a



brick-built old pump house along with a small pond and also a formal stone terrace wraps around the rear of the property with an attractive, recessed seating area providing shelter from any inclement weather. In all the gardens and grounds extend to approximately 1.5 Acres (0.6 ha).

### **| Location**

The house enjoys a rural, yet accessible location on the outskirts of Petersfield in the heart of the South Downs National Park. Petersfield is an attractive market town offering a wide range of shopping, recreational and leisure facilities and a mainline station to London Waterloo.



## I Directions to GU31 5AT

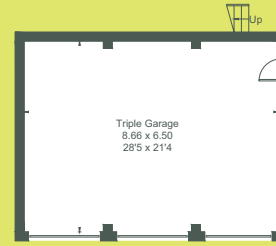
On arriving at Petersfield from the north on the A3 take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and take the first exit on the left. Proceed through Sheet and up the hill turning right onto the A272 towards Midhurst where Sheet Common House will be found on the right hand side after a short distance.

 **WHAT 3 WORDS** ///explained.composts.lawn



Viewing strictly by appointment.

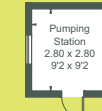
Approximate Floor Area = 329.9 sq m / 3551 sq ft  
 Garage = 90.0 sq m / 969 sq ft  
 Storage = 7.8 sq m / 84 sq ft  
 Total = 427.7 sq m / 4604 sq ft



(Not Shown In Actual Location / Orientation)  
 Garage Ground Floor



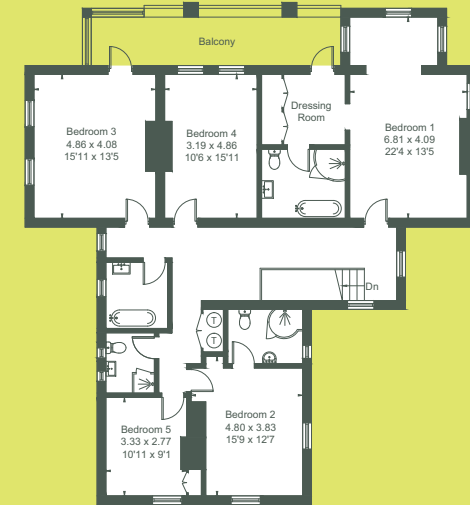
Garage First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67665

**Services:** Mains electricity, mains water, private drainage, oil fired central heating.

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

**Council Tax:** Band G

**EPC:** G17

BCM Wilson Hill Ltd 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. Plans and maps should be treated as a guide only.

Details and photographs dated April 2024

