



Farnham Road, Sheet

**Price Guide £475,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Farnham Road, Petersfield

Williams of Petersfield are delighted to present this charming two-bedroom cottage, ideally situated in the highly sought-after village of Sheet, near Petersfield.

This beautifully renovated home blends character with modern living. The ground floor offers a thoughtfully designed layout with period features throughout. The cosy living room centres around a striking log burner and provides ample space for comfortable seating. To the rear, the open-plan kitchen and dining area is finished to a high standard, featuring integrated appliances, generous storage, and direct access to the garden. A large skylight and double-glazed windows flood the space with natural light.

Upstairs, the property continues to impress with a well-proportioned double bedroom complete with built-in storage, a versatile single bedroom ideal as a child's room, home office, or hobby space, and a stylish family bathroom fitted with a white suite and shower over bath.

Externally, the property boasts a well-maintained front garden and off-road parking, along with the added benefit of a private dual driveway to the rear.



## Location - Sheet

Situated on the northerly edge of Petersfield the village of Sheet is a small village clustered around the village green and its splendid horse chestnut tree that was planted in 1897 to commemorate Queen Victoria's Diamond Jubilee which dominates the whole triangular green. Across from the green is the village church St. Mary Magdalen and the popular Queens Head public house. The village also has a primary school, Stepping Stones pre-school, the Little School Day Nursery and Sheet Parish Allotments. The market town of Petersfield nearby offers a comprehensive range of shops, schools, mainline station and leisure facilities.

## Local authority

East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

## Tenure

Freehold

## Additional Information

All main services

EPC - Awaiting

Tax Band - C

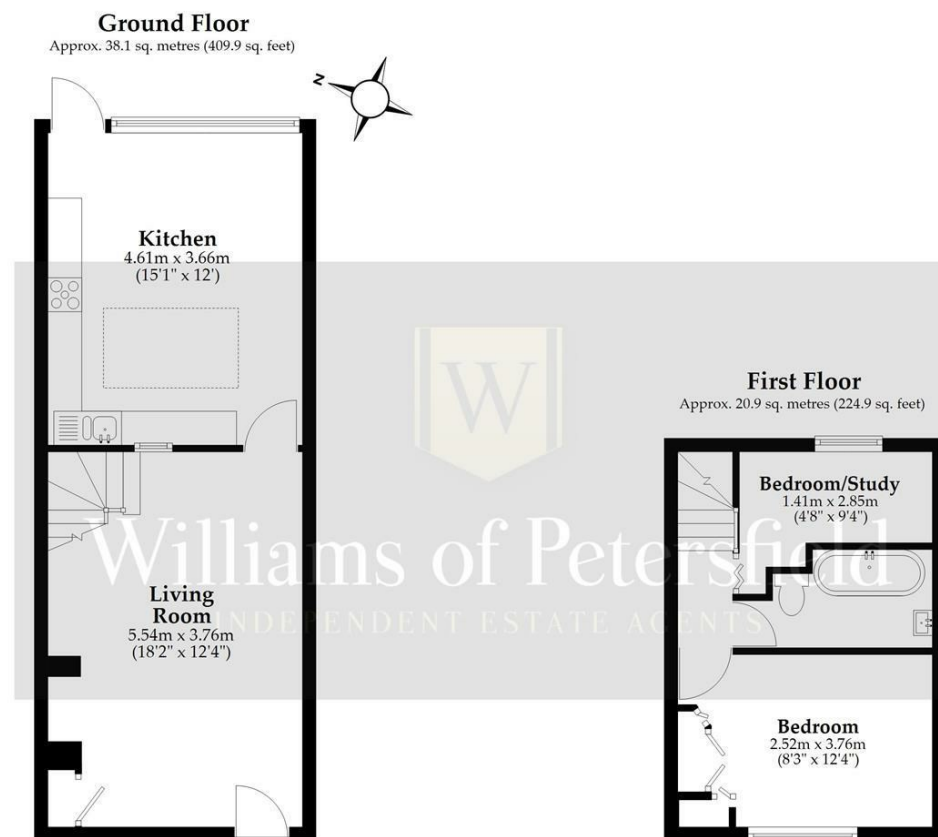


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	69	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## Williams of Petersfield

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