



School Lane, Sheet

**Price Guide £470,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## School Lane, Petersfield

We are delighted to present this outstanding two-bedroom, two-bathroom property tucked away in the highly desirable village of Sheet, which lies a short distance from Petersfield Town. The property approached via a private gated courtyard (shared with just one neighbouring cottage) the property benefits from secure off-street parking for three vehicles, a rare convenience in village settings.

The front door opens into a welcoming hallway, with useful storage beneath the staircase, which leads directly through to a well-proportioned living room. Three double glazed windows and a set of French doors flood the room with natural light and provide seamless access to the patio.

Adjacent is the stylish kitchen: finished with modern worktops, integrated appliances and a generous dining area. A large picture window overlooks the courtyard, adding further light and a sense of space. On the ground floor you'll also find a generous double bedroom with built-in wardrobes and access to a spacious family bathroom. The first floor houses the main double bedroom suite, complete with ensuite shower room. Lastly, the patio and the landscaped garden hosts a pedestrian gate leading to the court-yard garden.



## 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 - D

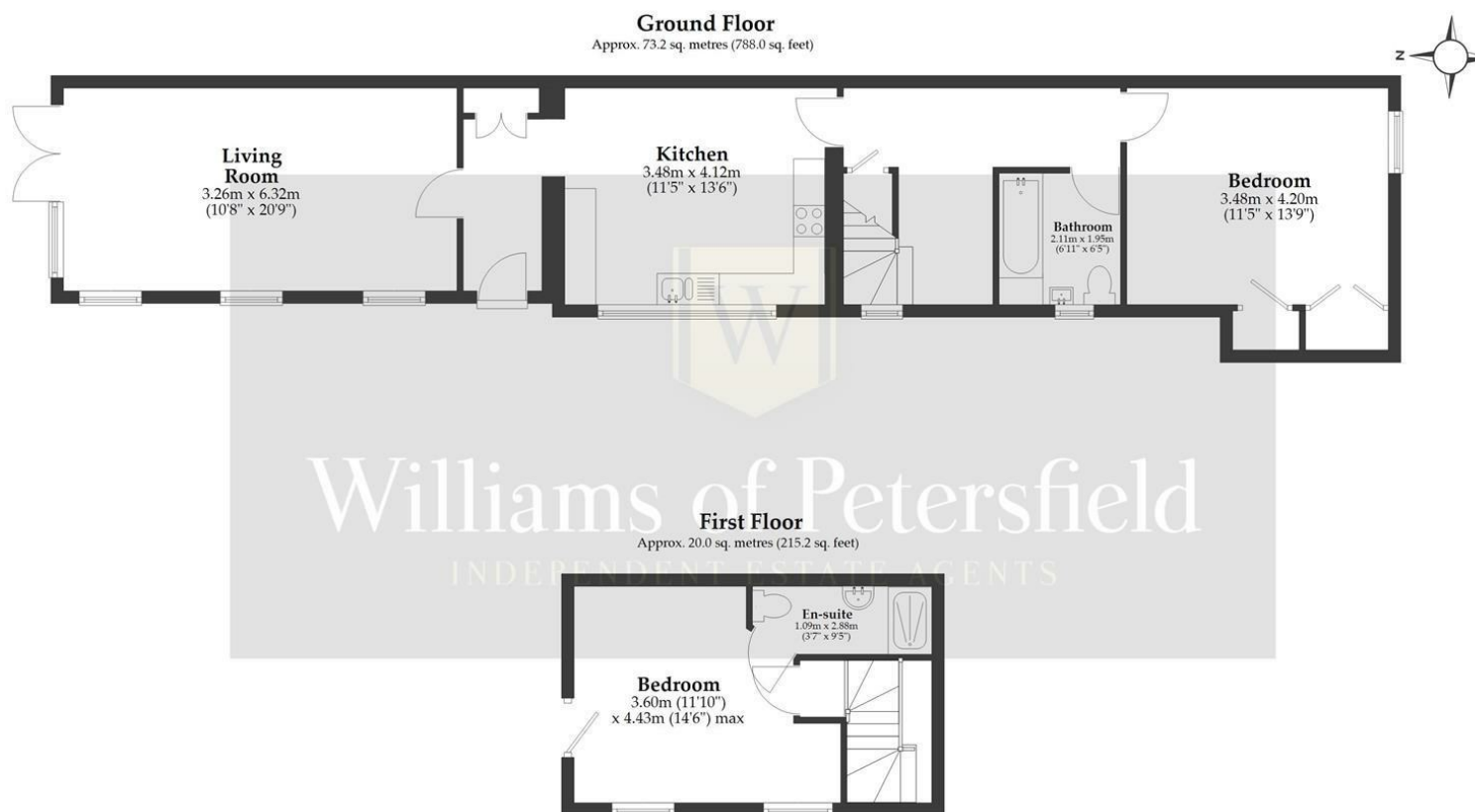
Tax Band - D



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>			<b>73</b>
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Total area: approx. 93.2 sq. metres (1003.2 sq. feet)

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