



5 School Lane

SHEET | PETERSFIELD | GU32 2AS

Wilson | Hill

3 Bedrooms | Entrance Lobby | Sitting Room | Family Room | Kitchen/Breakfast Room | Shower Room | Bathroom | Outbuilding/Gym/Study | Garden | Parking
Petersfield 1.3 miles, Winchester 20 miles, Guildford 26 miles, London 57 miles.



| The Property

5 School Lane is an attractive, period, semi-detached cottage dating from around 1900, enjoying an extremely popular location on the edge of Sheet within walking distance of the attractive village green and school. The property has been thoughtfully adapted over the years and now provides well presented, comfortable and flexible accommodation throughout offering two reception rooms both of which with attractive fireplaces, a fitted kitchen, delightful breakfast room housing concealed utility area with direct access to the garden and a shower room on the ground floor, three bedrooms and a bathroom on the first floor.





| Location

Sheet is a popular and picturesque village with a church, village school, nursery, village hall offering various activities, two popular pubs and is walking distance from the thriving market town of Petersfield. Petersfield has a comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo. As well as Sheet Primary School, Petersfield has an excellent range of schools including Bedales, Churcher's College and Ditcham Park as well as TPS 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 criss-crossed by footpaths and bridleways including the Hangers Way nearby.

| Outside

A front garden mostly laid to lawn with attractive paved side path leads to the entrance which is located to the side of the property. The rear gardens are a lovely feature of the property offering a paved entertaining area adjacent to the rear of the house with lawned gardens beyond. Towards the end of the garden is a detached outbuilding – currently used as a home office and gym – with a rear gate providing access to a private parking space.



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 take the first exit on the left signed to Sheet and Midhurst. Follow the road for approximately 300 metres turning left into Inmans Lane. Proceed along to the green, passing the Queens Head public house on the right, passing the church and then turn left into School Lane. Number 5 will be found after about 200 yards on the right hand side.

 **WHAT3WORDS** ///pulse.observes.scorecard



Viewing strictly by appointment.

Approximate Area = 93 sq m / 1001 sq ft
Outbuilding = 13.5 sq m / 145 sq ft
Total = 106.5 sq m / 1146 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 299721

Services: All mains services are connected. Gas fired central heating.

Local Authority: Hampshire District Council,
www.easthants.gov.uk 01730 266551

Council Tax: Band D

EPC: D65

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 May 2022

