



## 12 School Lane

SHEET | PETERSFIELD | GU32 2AS

BCM

Wilson | Hill

4 Bedrooms | Entrance Hall | Sitting Room | Family Room | Kitchen/Breakfast Room | Utility Room | Shower Room | Bathroom | Studio | Workshop | Sheds | Garden | Parking

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



### | The Property

12 School Lane is an attractive period semi-detached cottage which enjoys an extremely popular location on the edge of Sheet within walking distance of the village green and primary school. The property has been thoughtfully adapted over the years and now provides comfortable and flexible accommodation throughout. An entrance lobby leads directly into the light and spacious sitting room which has a log

burner and French doors opening onto the garden. The well fitted kitchen / breakfast room has the benefit of a good family room off it. There is a good flow throughout, and a useful area for coats and boots, a shower room and small utility room complete the ground floor accommodation. A light open staircase leads upstairs from the entrance lobby where there are four bedrooms and a family bathroom.



## Outside

12 School Lane offers driveway parking for two/three cars and an attractive front garden. To the rear is a generous terrace ideal for entertaining and spanning the width of the property. A boundary hedge provides privacy in the garden which is laid mainly to lawn beyond the generous terrace. There is also a greenhouse, two sheds and workshop as well as access to a small studio on the side of the house. All these outbuildings serve as convenient storage spaces or versatile work areas for various hobbies and interests.



## Location

Sheet is a popular and picturesque village with a church, village school, nursery, village hall offering various activities, two popular pubs and is within 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.



## 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 12 will be found after about 100 yards on the right hand side.

**WHAT3WORDS** //chef.describes.tinny



Viewing strictly by appointment.

Approximate Area = 113.6 sq m / 1223 sq ft  
Outbuildings = 26.7 sq m / 287 sq ft  
Total = 140.3 sq m / 1510 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 327165

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

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

**Council Tax:** Band D

**EPC:** D62

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 November 2023

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