



School Lane, Petersfield

**Price Guide £399,950**



**Williams of Petersfield**  
INDEPENDENT ESTATE AGENTS



## School Lane, Petersfield

If you are looking for something individual and quirky, then this may just be for you!

Previously an annex to the adjoining cottage this semi-detached home has been reconfigured and comprehensively refurbished by the current owner to a particularly high-standard, which includes gas central heating, new flooring and replacement double glazing. Situated a few doors along from the village school and a short walk to the picturesque village green, with the church of St Mary and the popular Queens Head public house. This individual home is set back from the road in a gated courtyard setting, shared with the neighbouring cottage and affords secure off-road parking, internally, the accommodation comprises of a 20ft living room at the rear, with double glazed French doors to a paved terrace, that connects to an enclosed rear garden. In the centre of the house is a spacious, newly fitted kitchen with built in appliances, which leads through to the entrance hall, with staircase to the first floor and doors to a double bedroom and family bathroom. On the first floor there is the main bedroom and an en-suite shower room.





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

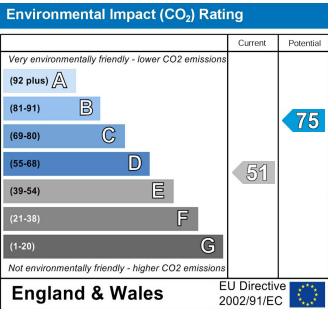
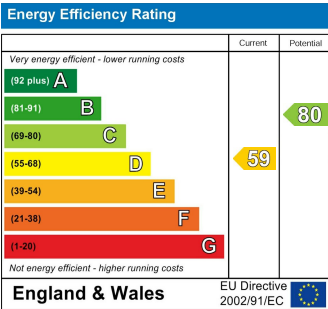
Freehold

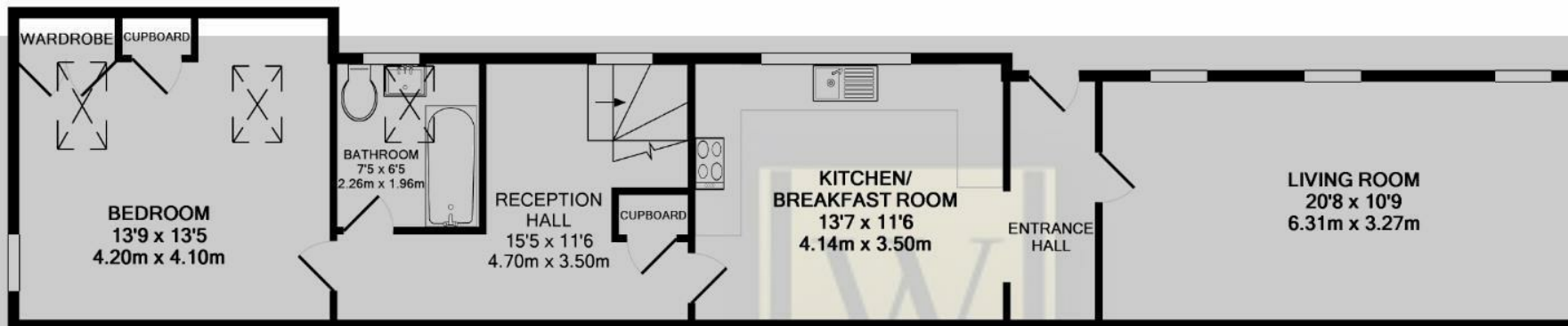
Additional Information

All main services

Post code

GU32 2AS





GROUND FLOOR  
APPROX. FLOOR  
AREA 783 SQ.FT.  
(72.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 212 SQ.FT.  
(19.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 995 SQ.FT. (92.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Williams of Petersfield

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