



Farnham Road, Sheet

**Offers Over £985,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Farnham Road, Sheet

We are delighted to offer this extended and beautifully presented detached chalet bungalow in the desirable village of Sheet. Tucked away in a small cul-de-sac is this wonderful home which has been sympathetically and tastefully modernised throughout by the current owners. A super addition to this fantastic property is the detached 'workshop'.

Upon entering the property you are welcomed by the spacious hallway with storage cupboard, stairs leading to the first floor and doors leading into each of the reception rooms. The generously sized dual aspect living room has space to welcome all the family and enjoys a large picture window overlooking the wonderful rear garden, the extended and modernised kitchen / dining room is the hub of the home and has a large island in the centre, the dining area has French doors leading to the garden on both sides and large windows overlooking the rear garden, a separate formal dining room, study, utility room and cloakroom complete the ground floor accommodation.

The first floor of this property offers three double bedrooms and a family bathroom with modern white suite, the master bedroom has ample fitted wardrobe space and an en-suite shower room.

To the front of the property are two off road parking spaces and a detached garage, the mature rear garden is secluded and backs onto Ashford stream, it is a haven of tranquillity and calm.

The property further benefits from a detached office / workshop / storage space. It has been modernised throughout to a very high standard. There is an additional parking space to the front.

Properties of this calibre are rarely available and we anticipate early interest, so viewing is highly recommended.

EPC - D  
Council Tax Band - E



## 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

## Additional Information

All main services

## Tenure

Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>68</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>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

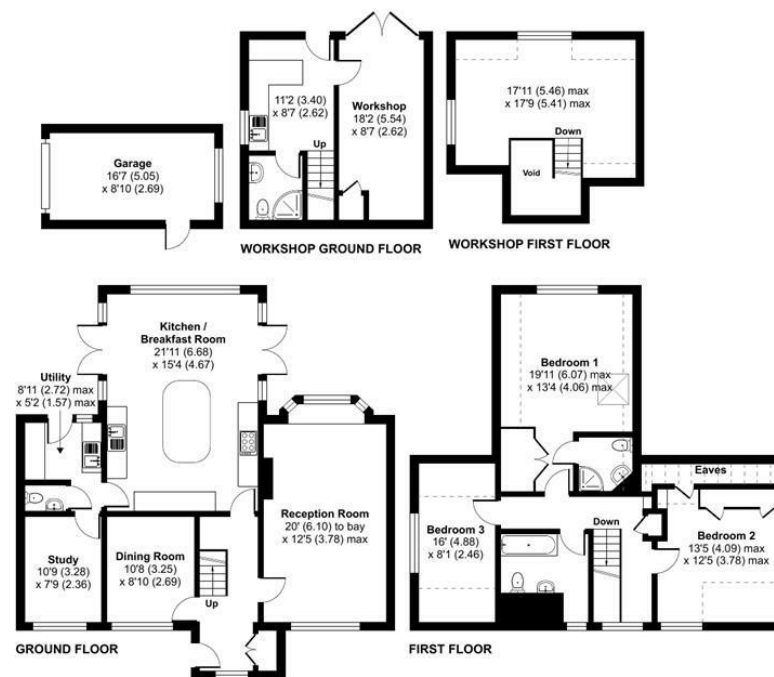


Denotes restricted head height

## Farnham Road, Petersfield, GU32

Approximate Area = 1590 sq ft / 147.7sq m  
Workshop = 560 sq ft / 52 sq m  
Limited Use Area(s) = 198 sq ft / 18.3 sq m  
Garage = 146 sq ft / 13.5 sq m  
Total = 2494 sq ft / 231.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Williams of Petersfield. REF: 913260

## Williams of Petersfield

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