



Village Street, Hampshire, GU32

Guide Price £250,000 *Freehold*



A pretty Grade II listed cottage in a popular village location.

KEY FEATURES

- Grade II Listed cottage
- Characterful and quaint accommodation
- Village location
- Potential to improve
- No onward chain



Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

A pretty Grade II listed cottage situated in a very popular village. The floorplan denotes the quaint accommodation arranged over two floors. The ground floor comprises of a kitchen and sitting room and the first floor has a bedroom, cot room and shower room. To the rear of the cottage is a small patio area with steps rising to a further area of garden. Please note, the second portion of garden is accessible via a right of way over a neighbouring walkway. This property has plenty of potential but does require general updating. It would be perfect for a first-time buyer or investor.

ACCOMODATION

Sitting room, kitchen, bedroom, cot room, bathroom, rear garden.

LOCATION

The cottage is in Sheet, just down from the green and close to the popular Queens Head. The village has a church, primary school, nursery, two pubs, recreation ground and a furnishing shop. The market town of Petersfield is situated just over a mile to the south-west and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in a little over an hour) and Portsmouth to the south. The tunnel at Hindhead provides relatively congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies and leisure pursuits include golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Much of the surrounding countryside is designated as an Area of Outstanding Natural Beauty and is nestled in the heart of the South Downs National Park and as can be expected offers fantastic walking and riding.

DIRECTIONS

From our Petersfield office proceed to the bottom of the High Street and turn left at the War Memorial into College Street. Enter the one way system and on reaching a T-junction, turn right and then immediately bear left onto Rams Hill. Proceed up the hill and on the crest, pass Churcher's College on your right. At the roundabout, take the second exit and at the bottom of the hill take the first turning on the left into Inmans Lane. Proceed along the road and turn right immediately in front of the village green. Continue past The Queens Head and the house is after a short distance on your right.

Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...

MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick and tile

Services: Mains gas, electricity, water and drainage

Council Tax: East Hampshire District Council. **Band:** "C"

EPC rating: "C" (73)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: There is a right of way over a public footpath that leads to the second portion of the garden

Mobile signal: Likely (Ofcom)

Broadband availability: Ultrafast (Ofcom)

Flooding: To the best of our knowledge, the property has never flooded.

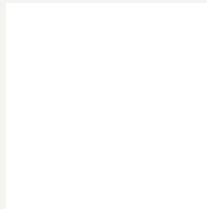
Parking: On-street parking.

Viewings: Strictly by appointment with Winkworth Petersfield.

WHAT3WORDS: ///loudness.fillers.remit



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PET230151>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Important Notice

Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact. ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. iii) The information in these particulars is given without responsibility on the part of Winkworth or their clients. Neither Winkworth nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have Winkworth tested them. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings

Petersfield

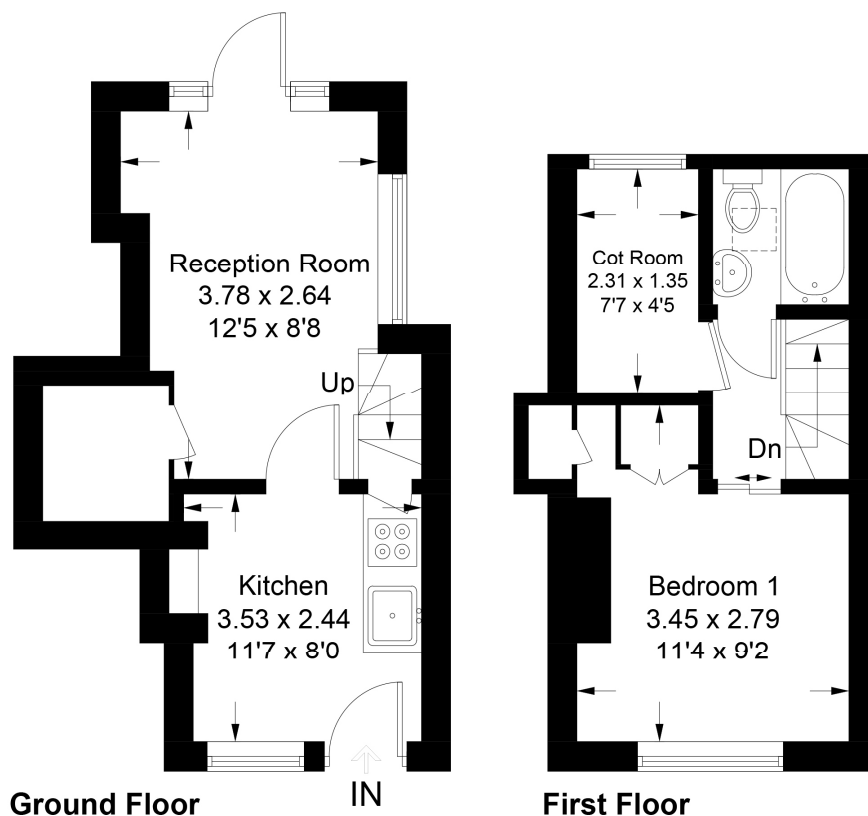
01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...

Village Street, GU32

Approximate Gross Internal Area = 35.3 sq m / 380 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...