



## 18 School Lane, Petersfield, Hampshire, GU32

OIRO: £620,000 Freehold

In the heart of the village, a beautifully presented, extended period family house with parking and a garden.

Four bedrooms, family bathroom, sitting room, study, kitchen/breakfast room, downstairs cloakroom with WC, parking and garden.

EPC Rating: "C" (69).

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## DESCRIPTION

The property is a period, end of terrace house with brick elevations under a slate roof and accommodation over three floors. Of particular note is the extended kitchen/breakfast room with bi-folding doors to the garden and there's ample room for a large dining table. The sitting room is to the front of the house and has a woodburner; the perfect focal point during the winter months and there's a separate study and downstairs cloakroom with WC. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. Stairs rise to a fourth bedroom on the top floor and from here, there are lovely views over the surrounding land and rooftops. Outside, the house is approached by a pedestrian path leading to the front door. From the kitchen, doors lead out to a decked terrace which is an ideal spot for outside entertaining. The garden is mainly laid to lawn, or artificial lawn, is enclosed by fencing and hedging and at the bottom of the garden is a gate which leads to a parking area where there is one parking space included within the sale. An internal viewing is strongly recommended.



## LOCATION

The house 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 easy 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 and being in the heart of The South Downs National Park, the surrounding countryside is renowned for its natural rolling landscapes and outdoor pursuits. You are spoilt for choice with popular senior schools in the area which include Bedales, Churcher's College, Ditcham Park and The Petersfield School.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band D.

## SERVICES

Mains gas, electricity, water and drainage.

## 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 up the hill and pass a small triangular green and the village church on your right and bear left into School Lane. The property is located after a short distance on your right-hand side.


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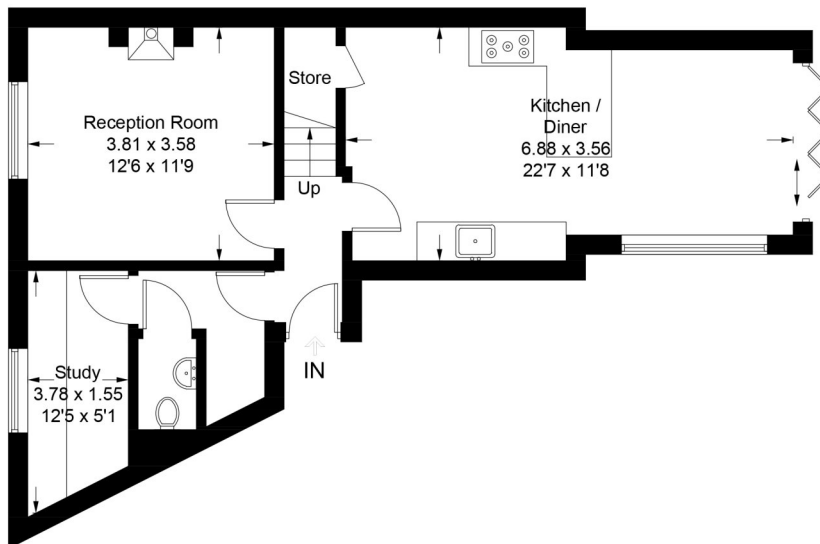
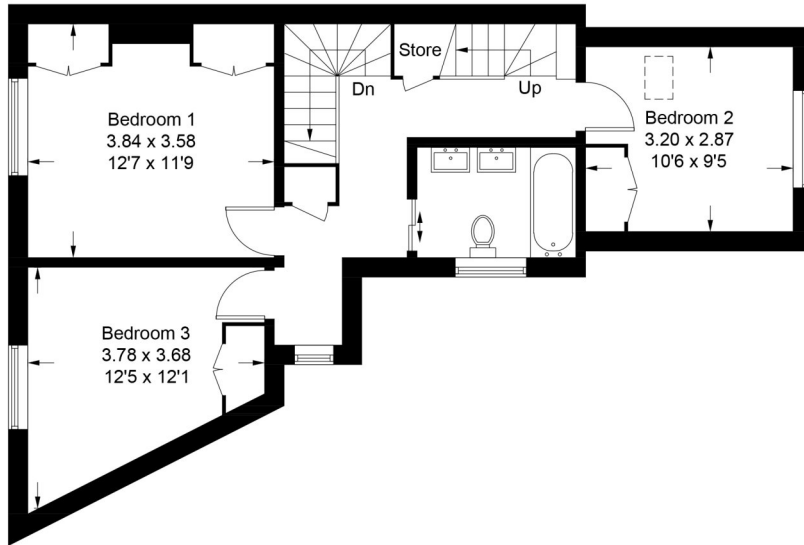
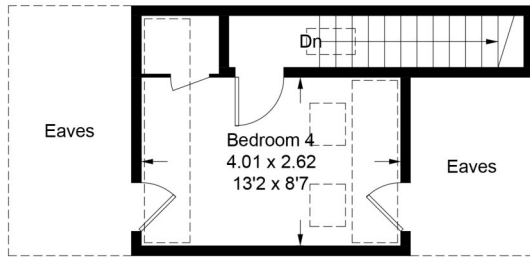


# School Lane, Sheet, GU32

Approximate Gross Internal Area = 120.9 sq m / 1301 sq ft



 = Reduced headroom below 1.5m / 5'0"



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1080685)

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