



## Old Mill Lane, Sheet, Petersfield, GU31

Guide Price: £1,500,000 Freehold

An enchanting period mill house on the banks of the River Rother, yet only 1.2 miles from Petersfield High Street.

Master Bedroom Suite with Bathroom, Three Further Bedrooms, Family Shower Room, Study, Drawing Room, Dining/Family Room, Kitchen, Garden/Breakfast Room, Downstairs Cloakroom with Utility Space and WC, Parking and Gardens.

EPC Rating: "E" (49).

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## DESCRIPTION

Built with brick, stone and part tile hung elevations under a tiled roof, an idyllic water mill on the banks of the River Rother believed to date from 1742. With deceptive accommodation arranged over three floors, there's enough room for the whole family and friends to stay over. We believe the property was converted into a residence in 1937 and over that time, numerous improvements have been made, without spoiling the charm and period features synonymous with its age. Whether you like snuggling up close to the open fires during the winter months or opening the concertina doors of the garden/breakfast room in the summer, this really is a house for all seasons. Outside, the gardens lie to the rear, predominantly laid to lawn and are flanked by the mill pond and river. There are a variety of mature borders, three terraces and to the right of the house, over the other side of an access to a neighbouring cottage, is a private parking area with parking for a number of cars.



## LOCATION

Situated towards the end of a no through lane, the property lies on the fringes of the village of Sheet. Within the village are two pubs, a primary school, pre-school and a church. The centre of Petersfield is 1.2 miles to the 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 congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

Services: Mains water, electricity, and gas. Private drainage.

Ref: AB/230109/2

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

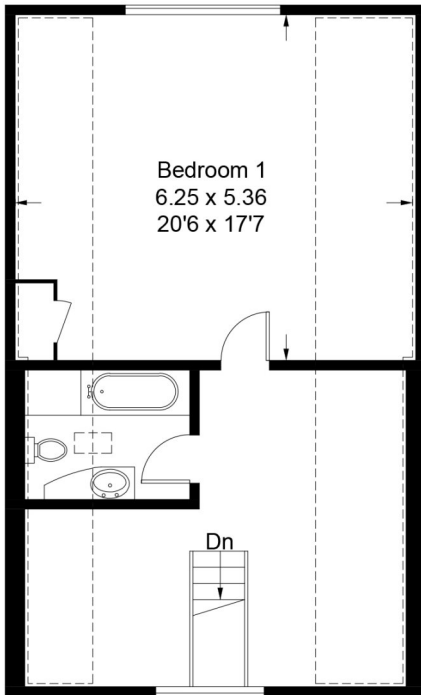
## DIRECTIONS

From London, proceed south along the A3, exiting at the junction signed to Petersfield and Midhurst. Follow the slip road to the roundabout, taking the first exit to Midhurst. Proceed down the hill and take the first right turn into Pulens Lane and then almost immediately left into Old Mill Lane. Continue to the end of the lane where the property can be found on the left.

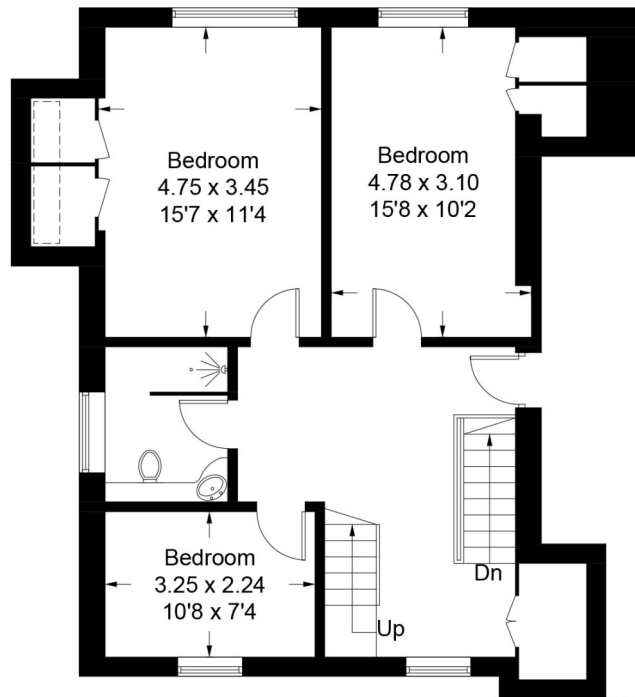


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Approximate Gross Internal Area  
256.3 sq m / 2759 sq ft

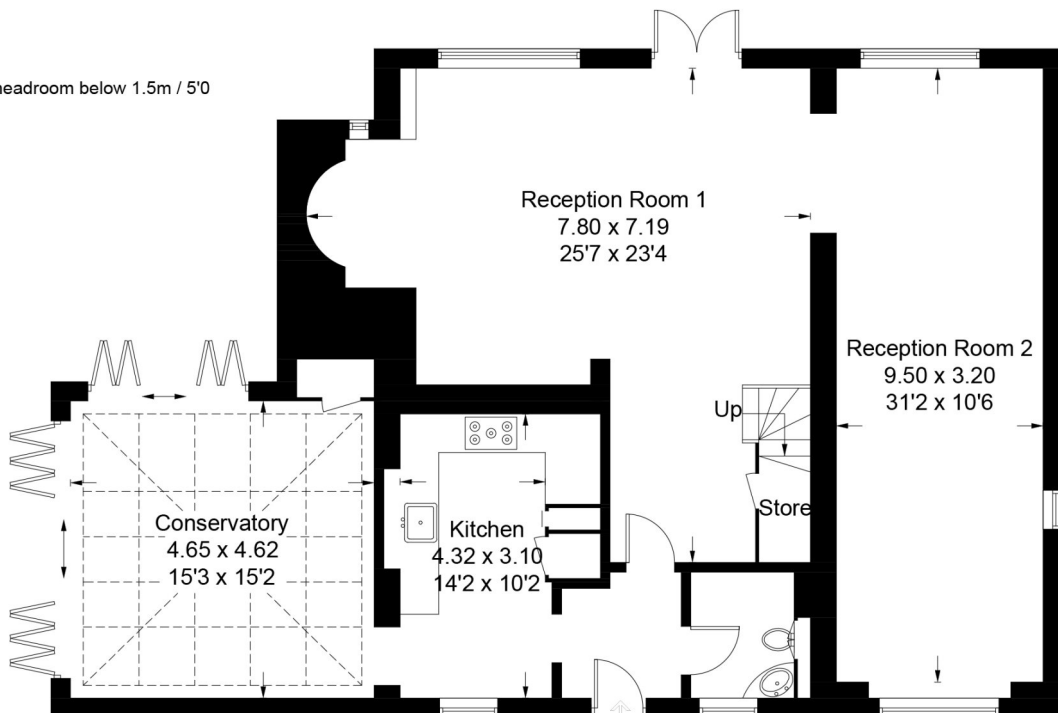


**Second Floor**



**First Floor**

 = Reduced headroom below 1.5m / 5'0



**Ground Floor**

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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.

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