

Sheep Street, Hampshire, GU32

Guide Price: £375,000 *Freehold*

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In the heart of the town, a handsome, period townhouse with no onward chain.

KEY FEATURES

- A handsome Grade II Listed home.
- Central location, immediately off The Square.
- Pleasant outlook to the rear overlooking St Peter's Church.
- Perfect as a "Lock up and Leave".
- NO ONWARD CHAIN.





Petersfield

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DESCRIPTION

The property is a an attractive Grade II Listed town house believed to date from the early 18th Century, with rendered elevations under a tiled roof and the main accommodation over three floors including a basement, plus further rooms in the attic space. The layout can be seen in the floorplan and of particular note are the lovely, high ceilings giving a wonderful sense of light and space. The main reception room is on the upper ground floor and there's a kitchen to the rear. The basement has been converted into a second reception room which would make an ideal study, off which is a small, untanked cellar. On the first floor are two bedrooms, a family bathroom and an ensuite shower room. Accessed from the second bedroom is a loft hatch with a pull-down ladder leading to the roof space. The windows to the rear are southerly facing and look out over St Peter's Church and as there is no rear garden, the property would make an ideal "Lock up and leave" property.

DIRECTIONS

On foot from our office at 26 High Street, proceed up the High Street, passing M&S Foods on your left. On reaching The Square, cross diagonally across, passing the Church on your left and the library on the right into Sheep Street. The property is after a short distance on your left hand side.

LOCATION

The property is situated on a pretty street, just off The Square in the heart of the town centre. Petersfield 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 is approximately 500 metres away and provides a direct service to London Waterloo to the north (in approximately 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, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its rolling hills, beautiful landscapes and outdoor pursuits. There are many popular schools in the area including The Petersfield School (TPS), Bohunt, Churcher's College, Bedales and Ditcham Park.

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MATERIAL INFORMATION

Method of sale: Private treaty
Tenure: Freehold
Construction: Painted rendered elevations under a tiled roof.
Services: Mains, gas, electricity, water and drainage.
Council Tax: East Hampshire District Council. Band: "E"
EPC Rating: "C" (76)
Service Charge: N/A.
Ground Rent: N/A.
Rights & Easements: None known.
Flooding: During the current vendor's ownership, there has been no internal flooding.
Mobile Signal: "Good outdoors and in-home" with O2, EE and Vodafone. "Good outdoors" with Three. (Ofcom).
Broadband Availability: Ultrafast available. (Ofcom).
Parking: On-street parking.
Viewings: Strictly by appointment with Winkworth Petersfield.
WHAT3WORDS: ///oath.agency.informal.

Agent note: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Ref: AB/260077/1

https://www.winkworth.co.uk/sale/property/PET260077

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.









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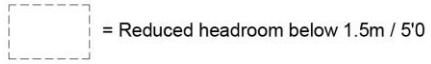
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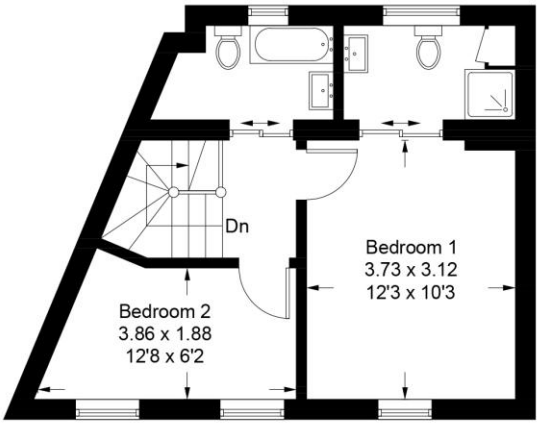
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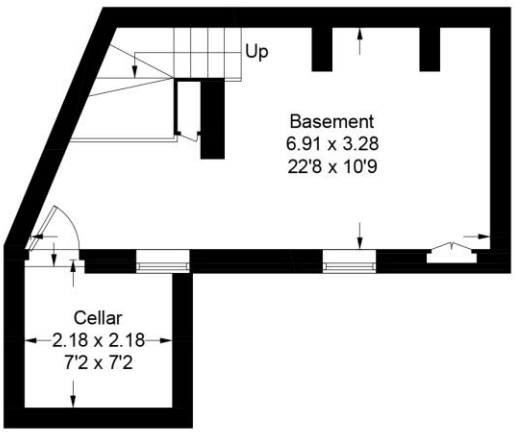
Sheep Street, GU32

Approximate Gross Internal Area = 108.7 sq m / 1170 sq ft

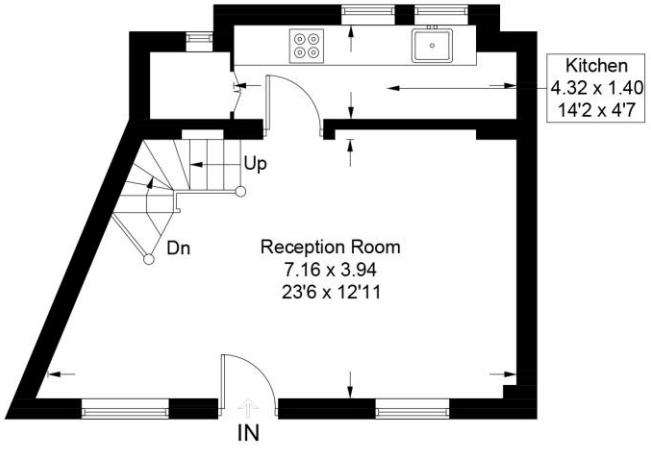




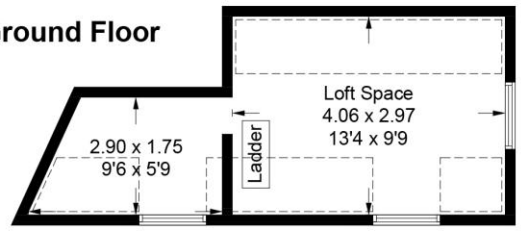
First Floor



Lower Ground Floor



Ground Floor



Second Floor

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 2026.

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