



School Lane, Sheet, Petersfield, Hampshire, GU32

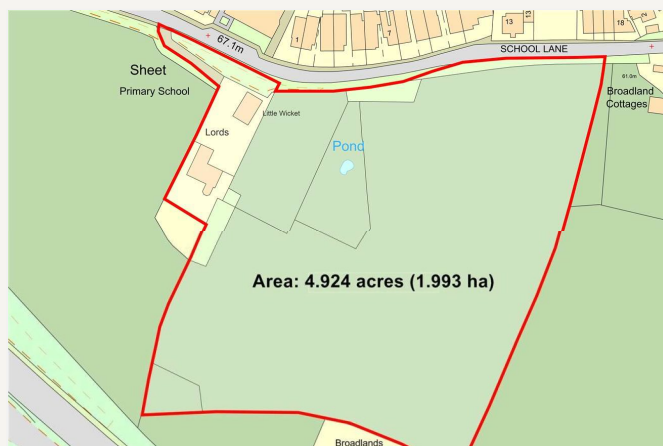
Guide Price: £1,500,000 *Freehold*



A rare opportunity to acquire a detached family home with versatile annexe accommodation and approximately five acres of adjoining land, situated in the ever-popular village of Sheet.

KEY FEATURES

- Rare opportunity to acquire a detached property situated in the sought-after village of Sheet
- Approximately 5 acres of adjoining land with excellent lifestyle potential
- Ideal for equestrian, smallholding and outdoor pursuits, subject to necessary planning consents
- Five bedrooms and three bathrooms
- Three reception rooms and a large kitchen/dining room
- Detached self-contained annexe and double garage
- 1.4 miles to Petersfield Train Station



Petersfield

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DESCRIPTION

A rare opportunity to acquire a detached family home with versatile annexe accommodation and approximately five acres of adjoining land, situated in the ever-popular village of Sheet. This land offers an exceptional degree of space, versatility and lifestyle potential, providing an ideal opportunity for those seeking an equestrian or smallholding lifestyle, with potential for grazing, keeping horses, ponies or livestock, establishing paddocks, growing produce, creating a kitchen garden or orchard, and keeping poultry. There is also scope to create a wildflower meadow, enhance the natural habitat and encourage wildlife and biodiversity, or simply enjoy the peace, privacy and freedom that such a substantial area of land provides. Subject to the necessary planning consents, the land could be adapted to suit a wide variety of country pursuits, outdoor interests and lifestyle aspirations, making this a particularly rare and exciting proposition. The main house is built with brick and first floor painted pebble-dash elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan and of particular note is the tremendous reception space and large kitchen/breakfast room which enjoys picturesque views across the gardens and paddocks, providing an ideal setting for family gatherings and entertaining. From the hall, stairs rise to the first floor landing, off which are five bedrooms and a family bathroom. The main bedroom has its own en suite shower room and there is a Jack and Jill bathroom, shared between two of the bedrooms and an additional family bathroom. Detached from the house and situated towards the bottom of the drive is a detached double garage with annexe; the perfect spot to house guests for longer periods of time. To the south of the house, the beautifully maintained gardens are predominantly laid to lawn, creating an attractive setting for recreation and relaxation. A spacious paved terrace with a gazebo offers an excellent space for al fresco dining and entertaining throughout the warmer months, all while enjoying the peaceful outlook over the surrounding grounds.

LOCATION

The house is on School Lane in Sheet, just down from the green and the ever popular Queens Head public house. The village has a primary school which is pretty much opposite the property, a church, childrens 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. There are many popular schools in the area which include Bedales, Churcher's College, Ditcham Park and The Petersfield School.

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 entrance to the property is on your left, on the other side of the road to the village primary school and before you get to the level crossing.

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ACCOMMODATION

House: Entrance hall, sitting room, study, dining room, kitchen/breakfast room, utility with w.c, conservatory, principal bedroom with en suite, bedroom two and three with Jack and Jill bathroom, two additional bedrooms and family bathroom.

Outside: Garden and grounds of approximately 4.8 acre, double garage and ample driveway parking.

Annexe: kitchen/dining room, sitting room, bedroom and shower room.

MATERIAL INFORMATION

Method of Sale: Private Treaty

Tenure: Freehold

Construction: Brick and pebble-dashed elevations under a tiled roof.

Services: Mains gas, electricity and water. Private drainage (septic tank).

Council Tax: East Hampshire District Council. House: Band G. Annexe: Band A.

EPC Rating. House: "C" (69). Annexe: "D" (66)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: There are no known Rights of Way.

Flooding: To the best of our knowledge, the property has not flooded.

Broadband Availability: Superfast (Ofcom)

Mobile Signal: Good outdoor, variable in-home. (Ofcom)

Parking: Ample off-street parking and a double garage.

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///pastels.deep.cleanest

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 nonrefundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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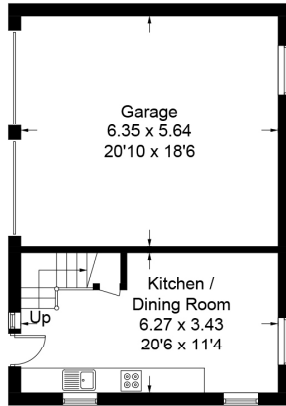
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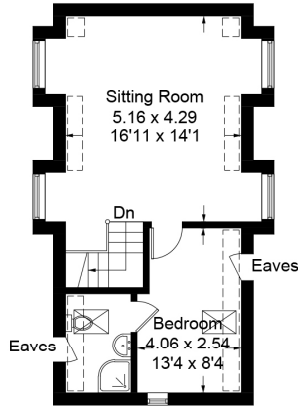
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Approximate Gross Internal Area = 223.0 sq m / 2400 sq ft
 Annexe = 64.2 sq m / 691 sq ft
 Garage = 35.6 sq m / 383 sq ft
 Total = 322.8 sq m / 3474 sq ft

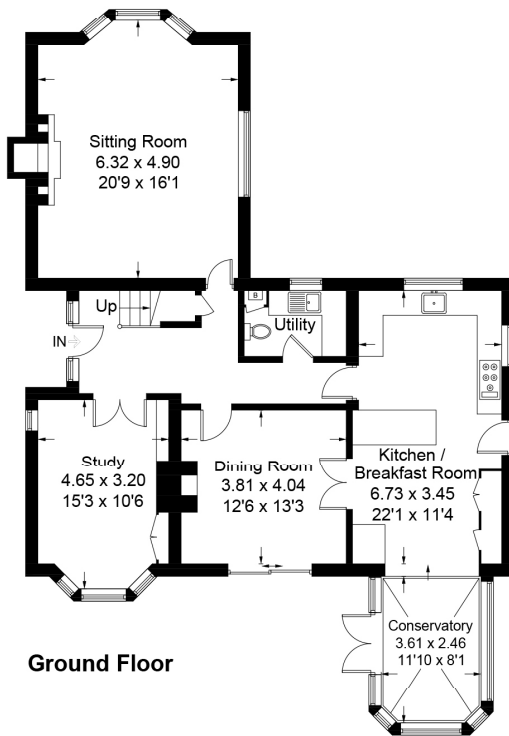


Ground Floor
Garage / Annexe

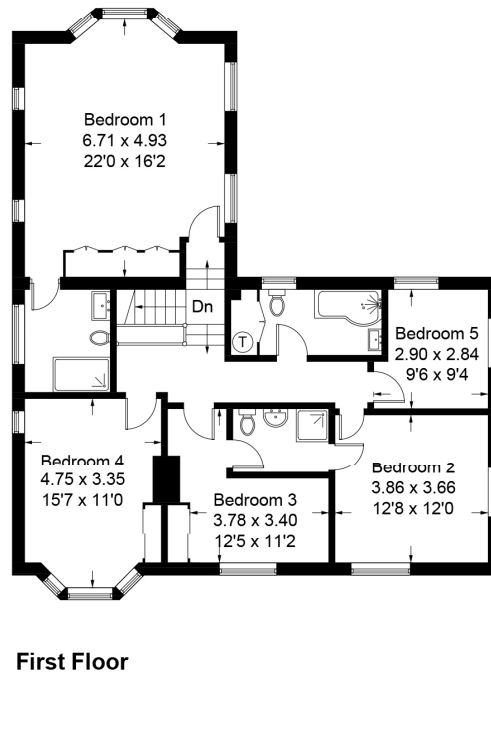


First Floor
Garage / Annexe

= Reduced headroom below 1.5m / 5'0



Ground Floor



First 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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