



Sheep Street, Petersfield, Hampshire, GU32

Guide Price: £425,000 Freehold

A pretty cottage, just 50 metres from The Square with a southerly facing garden.

NO ONWARD CHAIN.

Main bedroom, loft room (currently being used as a bedroom), study/bedroom 3, bathroom, sitting room, kitchen/breakfast room, basement and garden.

EPC Rating: N/A.

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DESCRIPTION

The property is a pretty, Grade II Listed cottage in the heart of the town with painted brick elevations and accommodation over four floors under a tiled roof. The layout can be seen in the floorplan and throughout the house are period features including exposed brickwork and timbers. The kitchen is to the rear of the house and is fitted with matching floor and wall mounted units and a door leads to the garden. The sitting room is to the front where there's a pretty fireplace with woodburner. On the first floor is the main bedroom, family bathroom and a study (or occasional third bedroom) and stairs lead up to a room in the attic. There is a very useful basement which has a good ceiling height and would make a perfect playroom or home office. Outside, the garden for the property is to the rear and is landscaped which requires minimal maintenance. Towards the bottom of the garden is a brick built outbuilding which is currently used for storage.



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. There are many popular schools in the area including The Petersfield School (TPS), Bohunt, Churcher's College, Bedales and Ditcham Park.

Services: Mains water, electricity, gas and drainage.

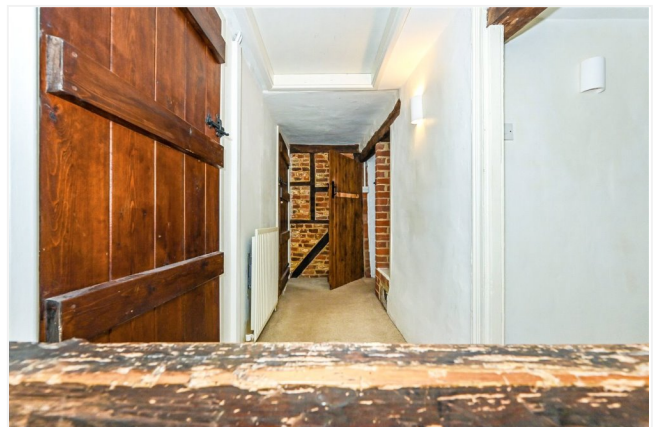
Ref: AB/230044/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

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.



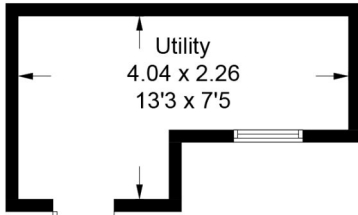
Sheep Street, GU32

Approximate Gross Internal Area = 85.9 sq m / 925 sq ft

Cellar = 16.8 sq m / 181 sq ft

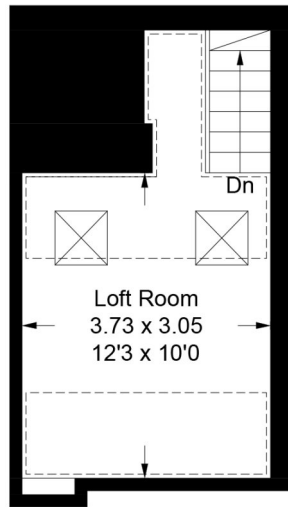
Outbuilding = 7.2 sq m / 77 sq ft

Total = 109.9 sq m / 1183 sq ft



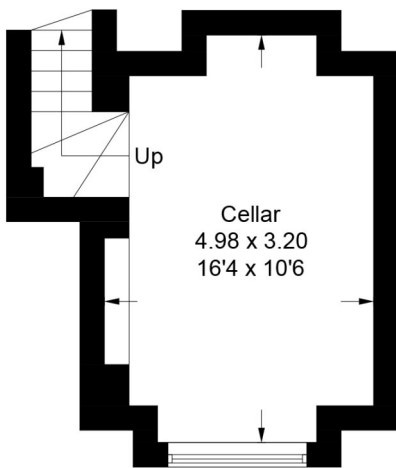
Outbuilding

(Not Shown In Actual Location / Orientation)

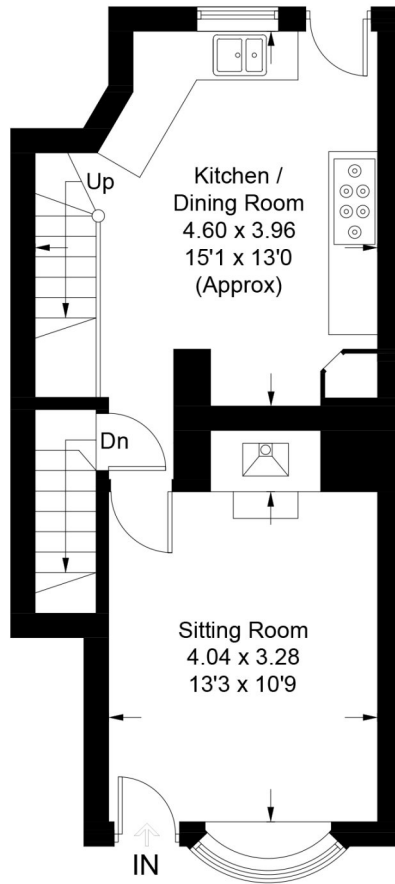


Second Floor

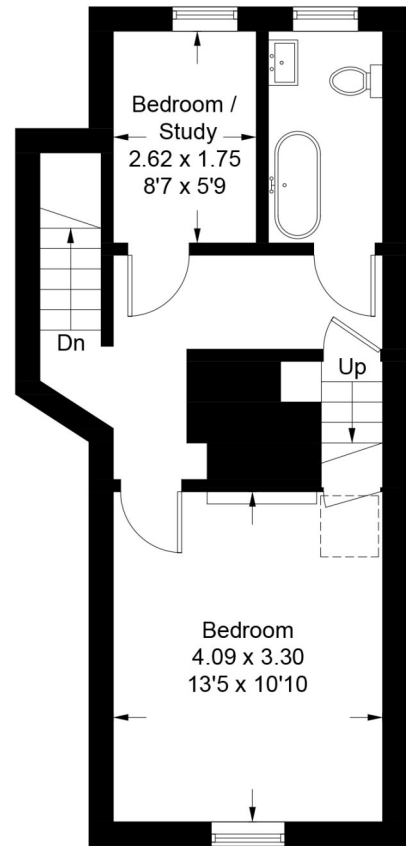
[Dashed line] = Reduced head height below 1.5m



Cellar



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 2023.

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