



Village Street, Sheet, Hampshire, GU32

Offers in Excess of :£225,000 *Freehold*



A pretty Grade II listed cottage in a popular village location.

KEY FEATURES

- Grade II Listed cottage
- Characterful and quaint accommodation
- Village location
- Potential to improve
- No onward chain
- Investment opportunity



Petersfield

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DESCRIPTION

A pretty Grade II listed cottage situated in a very popular village. The floorplan denotes the quaint accommodation arranged over two floors. The ground floor comprises of a kitchen and sitting room and the first floor has a bedroom, cot room and shower room. To the rear of the cottage is a small patio area with steps rising to a further area of garden. Please note, the second portion of garden is accessible via a right of way over a neighbouring walk way. This property has plenty of potential but does require general updating but benefits from a new boiler installed in 2025. It would be perfect for a first-time buyer or investor.

LOCATION

The cottage 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 relatively congestion free 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. Much of the surrounding countryside is designated as an Area of Outstanding Natural Beauty and is nestled in the heart of the South Downs National Park and as can be expected offers fantastic walking and riding.

ACCOMMODATION

Sitting room, kitchen, bedroom, cot room, bathroom, rear garden.

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 along the road and turn right immediately in front of the village green. Continue past The Queens Head and the house is after a short distance on your right.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick and tile

Services: Mains gas, electricity, water and drainage

Council Tax: East Hampshire District Council. Band: "C"

EPC Rating: "C" (73)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: There is a right of way over a public footpath that leads to the second portion of the garden

Mobile Signal: Likely (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Flooding: To the best of our knowledge, the property has never flooded.

Parking: On-street parking.

Viewings: Strictly by appointment with Winkworth Petersfield.

WHAT3WORDS: ///loudness.fillers.remit

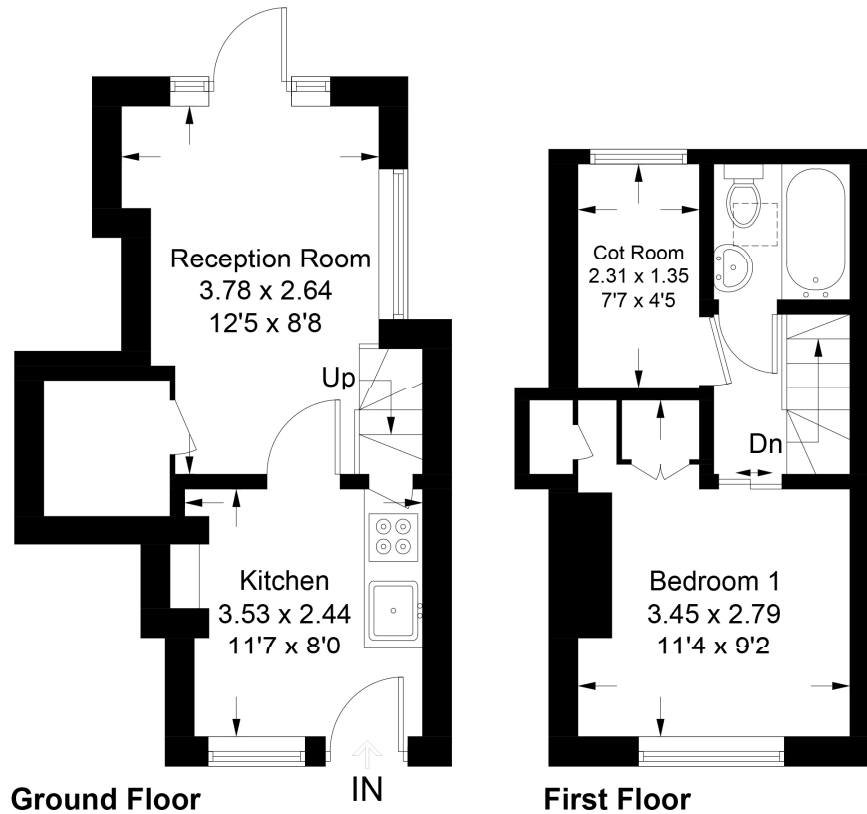


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Village Street, GU32

Approximate Gross Internal Area = 35.3 sq m / 380 sq ft



Ground Floor

IN

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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