





Charming, sympathetically extended four bedroom Victorian end of terrace home located within Sheet village and just a few minutes walk away from the Queens Head public house. The house is also in close proximity to Sheet Primary School, the nursery school and beautiful woodland and countryside walks. Petersfield is also accessible by a 10 minute walk.

This delightful home now benefits from a bespoke kitchen/dining/family room and study and offers a lovely ambience in this popular location.

Accommodation comprises; Entrance hallway, boot room with wooden flooring, WC, study.

Sitting room with wood burner.

Kitchen/dining/family room which has been re-fitted and extended to an excellent specification with an excellent range of units with wooden work surfaces, gas cooking range, extractor hood, integrated dishwasher. There is a breakfast bar and space for freestanding fridge/freezer. Separate dining/seating area with bi-folding doors to the rear garden. Wooden flooring.

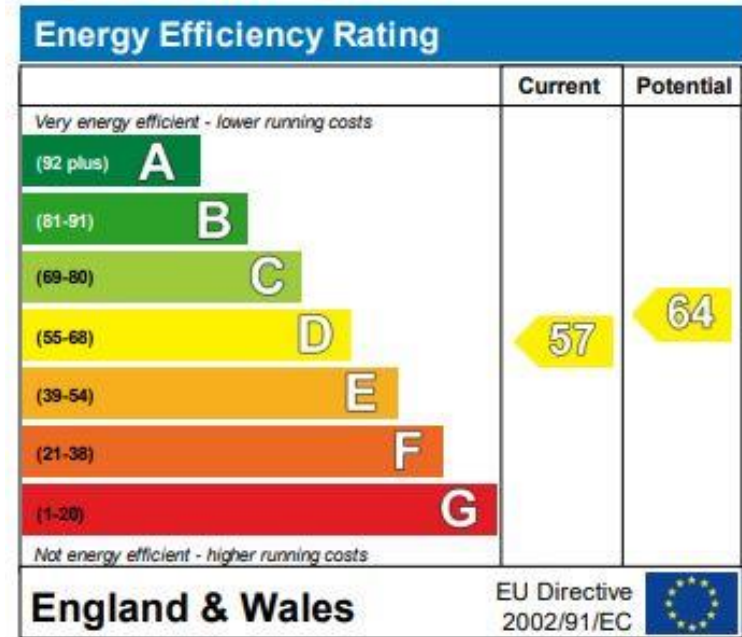
The first floor offers principle suite, two further bedrooms and brand new bathroom suite with twin sinks, WC and shower over the bath.

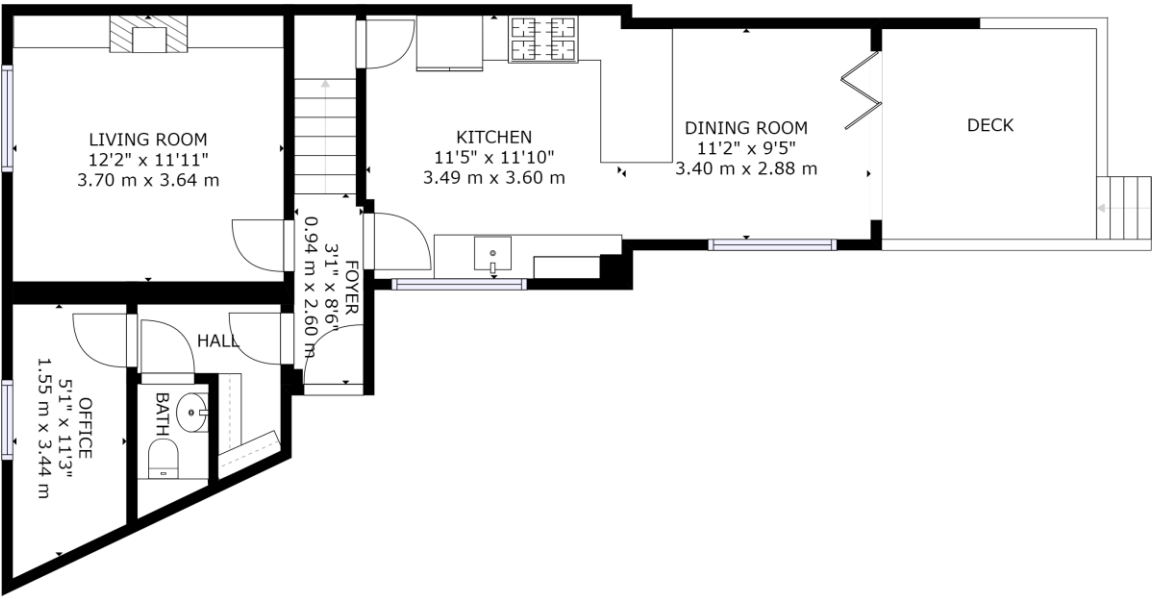
The fourth bedroom is on the second floor with ample storage and twin Velux roof lights.

Externally, there is a raised decking area with seating/social area and steps down to astro turf and then a further grass area beyond this with a final decked area at the far end of the garden. The garden has rear access to the off road parking space. Gas central heating.

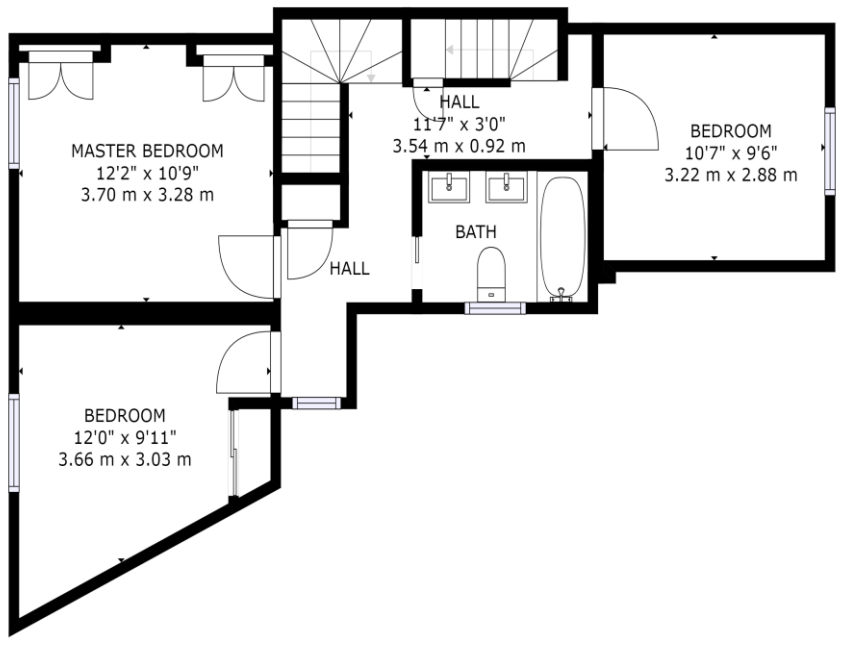
Tax Band D - £1784 per annum.



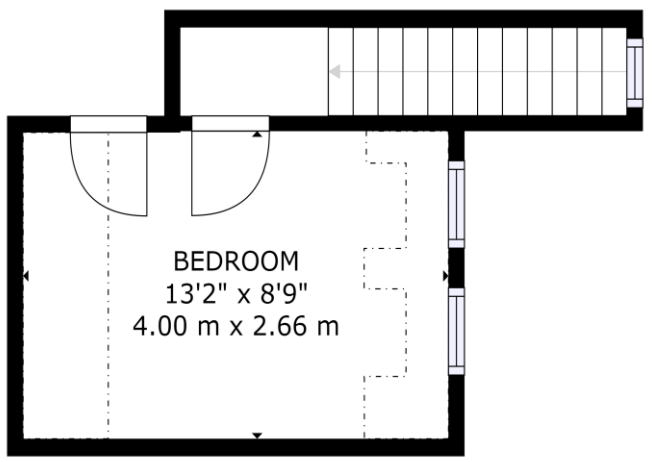




GROSS INTERNAL AREA
 FLOOR 1: 572 sq ft, 53 m², FLOOR 2: 555 sq ft, 52 m²
 FLOOR 3: 113 sq ft, 11 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 39 sq ft, 4 m²
 TOTAL: 1240 sq ft, 115 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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