





Charming, character detached three bedroom family home that has been beautifully extended by the current owners and benefits from having further scope to add an additional bedroom, bathroom and garaging, subject to planning. The house is located in the heart of Sheet village, with its nursery school, primary school and excellent public house, The Queens Head.

The accommodation comprises;

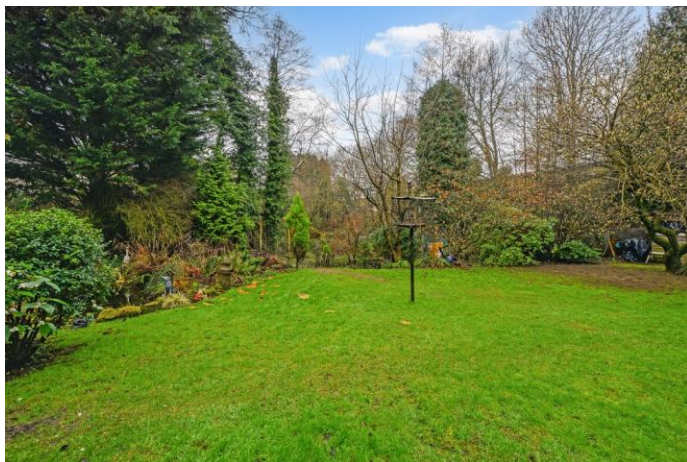
Front door leading to entrance hallway with stairs leading to first floor.

The sitting room enjoys a bright double aspect with a woodburning stove and wooden flooring.

Additionally on this side of the house is a large double bedroom.

The kitchen overlooks the rear garden and is well fitted with a range of cream painted floor units with wooden worktops and butler sink. Space for free standing fridge/freezer and large range cooker.

This leads through to the family room/dining room which has been added by the current owners which is a fantastic room with a vaulted ceiling, glass panelled gable end and open beams, glazed door to the rear decking area. Gas fired Raeburn. There is a well fitted shower room to the rear. Metal spiral staircase which leads to the Mezzanine which is a perfect study/snug area with balustrade and overlooking the family/dining room.



The first floor of the house offers the master bedroom with double aspect windows and strip pine floors. The second bedroom is also double aspect with a pine stripped floor. Well fitted three piece white family bathroom.

Outside, there is a gravel driveway with plenty of parking. Lovely outside space with the property offering a total plot size of 1/4 of an acre. The garden is laid to lawn with a covered decked area with large summer house backing onto Ashford Stream.

As mentioned earlier, the house lends itself to further ground and first floor extension to increase the living space as required or garaging, subject to planning.

Oil central heating. Mains water, electricity and sewage.

Council Tax Band E - £2479 per annum.

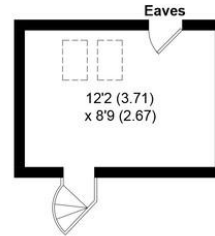
Viewing through the Vendors Sole Agents, Jacobs & Hunt, Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!

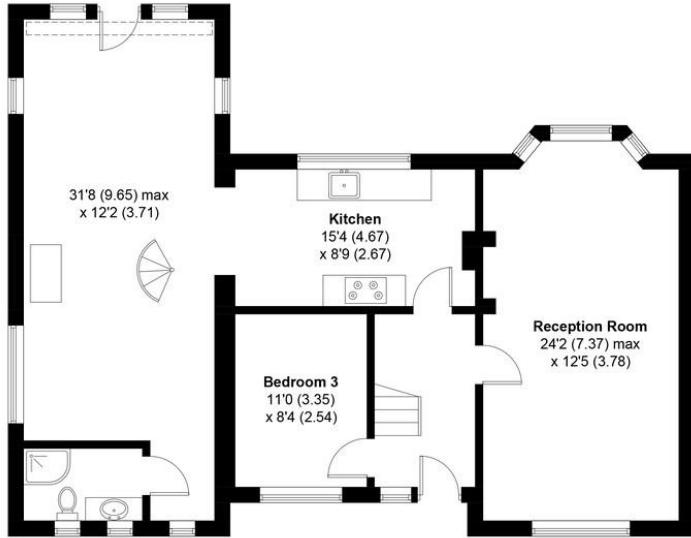


Trelawn, Farnham Road, GU32 2AP

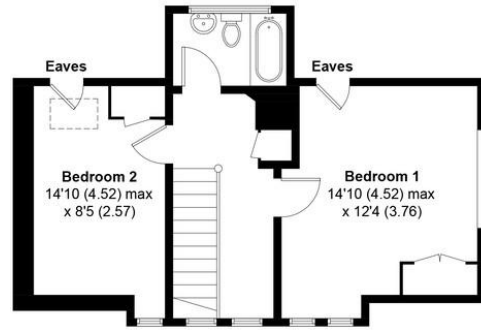
APPROXIMATE GROSS INTERNAL AREA = 1565 SQ FT / 145.4 SQ M



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1049194)
 Produced for Jacobs & Hunt - Petersfield

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

