





A unique corner home built by award winning Hampshire builders Metis Homes in 2017, this three/four-bedroom home is presented immaculately and affords a contemporary lifestyle with its high-quality interior design. Located in the village of Sheet near Petersfield in East Hampshire, within the South Downs National Park. Sheet is a quintessential English village, from the St Mary Magdalen Church to the obligatory choice of pubs, the Queens Head and the Half Moon. Stepping Stones pre-school, the Little School Day Nursery and Sheet Primary School are on hand to support the learning and development of younger children.

You enter the home into a large, welcoming hallway with cloakroom and staircase leading to the upper floor, part-glazed double doors open into a generously proportioned kitchen/dining room that friends and family will gravitate to and is the heart of the house, with French doors opening out to the South/West rear garden. The airy sitting room is dual aspect and enjoys French doors to the garden, off of this room is an additional reception room which has an abundance of uses including an office or playroom. Upstairs, the impressive master bedroom benefits from a spacious en suite bathroom and dressing room. A further two double bedrooms, dedicated study (potential 4th bedroom) and central bathroom complete the first floor.

The feature kitchen/dining room with under floor heating, boasts a designer fitted kitchen with granite worktops, built in Neff stainless steel oven, 5 ring gas hob with glass splashback, plus integrated fridge-freezer, dishwasher and washer-dryer. The bathrooms and en-suite are fitted with white sanitary ware by Porcelanosa with chrome taps and fittings and tiled floors. Other features of note include Vicaima oak veneered doors again with chrome furniture, smooth painted ceilings and fitted wardrobes in bedroom

two.

Externally, the rear garden enjoys a high degree of privacy with a generous paved patio area ideal for alfresco dining, entertaining and relaxation, steps then lead up to a raised area with low maintenance terrace. At the front there is small areas of lawn, two parking spaces and the property is adjacent to a pleasant green open space.

Sheet village lies a short distance from the thriving market town of Petersfield. The town has a plethora of amenities. With the original market square at its heart and a twice weekly market, Petersfield offers a Waitrose and a Marks & Spencer Food Hall, as well as a selection of boutiques, restaurants, and independent coffee shops. With many active clubs and societies, Petersfield is renowned for its vibrant and welcoming social scene. It also benefits from an easy proximity to a wealth of leisure opportunities to suit all tastes, including Taro leisure centre with its pools, gym and workout classes. There is a choice of two golf courses located at Petersfield (right on doorstep of Sheet) and Liphook, horse racing and motor racing at Goodwood, the Festival Theatre in Chichester and polo at Cowdray Park. Get out into the countryside and enjoy horse riding across the South Downs, walks through the Meon Valley and the Queen Elizabeth Country Park, not to forget taking to the water for sailing off the south coast. Aside from the choice of days out, Petersfield and its surroundings are a favourite for families, thanks to the excellent state and independent schools in the area, including The Petersfield School, Churchers College, Bedales and Ditcham Park, serving children of all ages.

Council Tax Band F - £2583.46 per annum - East Hampshire District Council



Annual Management Charge - Approx £1150.00

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Tanners Reach, Sheet, Petersfield

Approximate Gross Internal Area = 172.3 sq m / 1855 sq ft

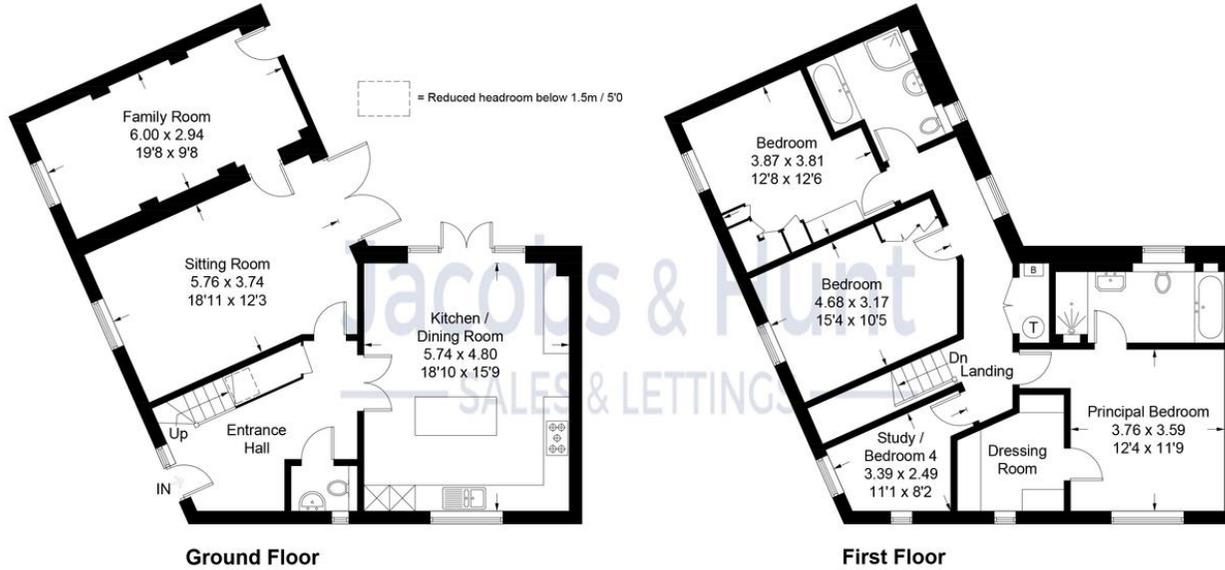


Illustration for identification purposes only, measurements are approximate, not to scale. (ID754592)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 are 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

