

INIGO



Village Street

**SHEET, HAMPSHIRE
SOLD**

This Grade II-listed cottage is tucked away in the rural village of Sheet, Hampshire. Overflowing with timeless character, this centuries-old two-bedroom home has retained countless original features, including timber beams, exposed brickwork and timber panelling. A private south-facing garden extends at the rear and is bordered by mature trees and wildflowers. The house is just four minutes' drive from Petersfield, where direct train routes connect to London Waterloo in 70 minutes.

Setting the Scene

Sheet lies at the northern edge of the South Downs National Park. Covering an area of over 600 square miles, it is England's most recent national park, having received its official designation in 2010. Inhabited since Neolithic times, the region's earliest settlements date back around 5,000 years, its high elevations providing the ideal setting for defensive fortresses.

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Built in 1645, the house is of a piece with the village's stock of romantic period architecture. The terrace in which it sits is down the road from the village green along the hollyhock-lined Village Street. A brick-paved pathway extends beside the lawn, punctuated by a variety of plants and potted flowers. Vines climb along the white façade, which is characterised by a pitched tiled roof with two dormer windows. Its current owners have amplified into the house's cosy atmosphere, adding tactile and warm-toned materials alongside practical updates like a new boiler and floors.

The Grand Tour

A duck egg-blue front door opens directly into the house's sitting room, where timber beams meet exposed textured brickwork. An impressive brick hearth is fitted with a wood-burning stove – making the perfect backdrop for cool winter evenings.



Adopted throughout, a neutral colour palette enhances the feel of calm, while solid wood floorboards bring tonal warmth. Restored doors and casement windows with glazing bars have been installed across both levels.

A door leads to the raised kitchen at the back of the plan. New powder-blue shaker-style cabinetry has complementary brass fixtures and oak countertops. The owners have reorganised the space, carving out plenty of cleverly designed storage. There is an integrated gas hob, an oven and a washing machine. Above the large ceramic drainboard sink, a south-facing window frames leafy views of the decked outdoor terrace, access to which is provided by a stable-style door.

Additional storage lies beneath the stairs, which ascend to the first floor. Two double bedrooms with soft carpet lie beneath the sloping roofline – a characterful, embracing setting.

The main bedroom is at the rear and has a built-in wardrobe and a south-facing window that overlooks the garden. Decorated in the warm tones of 'Ointment Pink' by Farrow & Ball, the second bedroom has a fireplace painted with Charleston-esque geometric motifs. A large window overlooks the tree-studded village.

A well-appointed bathroom is accessed from the landing. It has a comfortable bathtub with sea-blue timber panelling.

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The Great Outdoors

South-facing, the garden is a delightful spot to while away a dry day. It has a spacious decked terrace set beneath a pergola draped in grapevines – apt for long summertime lunches. From here, steps lead to a raised section beyond. Here, a generous lawn is enclosed within mature trees and ferns and is planted with a variety of perennials and roses.

Out and About

The cottage is nestled in the village of Sheet, in East Hampshire. Local amenities include a much-loved local pub and a village hall.

The market town of Petersfield is less than five minutes away by car and around 25 minutes away on foot. Highlights include Madeleine's Kitchen and Deli, which supports local producers, and Restaurant Six, which serves up seasonal fare. Family-run The Pub with No Name is a 17th-century inn serving local ales and hearty pub classics. The market square holds farmers' markets every Wednesday and Saturday.

Just a short walk from the Petersfield town centre is The Heath, a 69-acre strong tract of land with a 22-acre pond where boats can be hired in the summer.

The South Downs National Park offers endless opportunities for outdoor exploration. Teeming with wildlife, and populated by ancient woodland, the region's varied geography makes it the perfect place for weekend hikes, kayaking and cycling. Highlights include Charlton Forest and the Kingley Vale Nature Reserve, renowned for its grove of yew trees – among the oldest in Britain.

At 280 metres, Black Down's hilltop is the highest point in the National Park and offers views across five counties and out to sea. In summer, it is covered in purple heather, bright gorse and wildflowers. The Serpent Trail snakes across the National Park, linking isolated heathlands and passing medieval villages, woods and the historic National Trust-run Petworth Park.

The seaside towns of the Sussex Coast are within easy reach by car, including West Wittering at a 40-minute drive away. To the east, Worthing is a 40-minute drive away.

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Petworth is a 20-minute drive away, celebrated as a hub for the antique industry and home to Petworth House and Park and the Newlands House Gallery. Petworth also has a wonderful host of amenities, including independent boutiques, cafes and a deli.

The Goodwood Estate is 30 minutes' drive away and is very popular both within the county and internationally, where there is a golf course, racecourse and festivals and events throughout the year including the famous Goodwood Revival.

There are excellent schooling options in the area including Sheet Primary School and Herne Junior School along with the well-regarded Petersfield School. For private schools, Bedales and Churcher's College are both in the Petersfield.

London can be reached in an hour and 10 minutes by car. There are also direct routes from Petersfield station; services reach London Waterloo and Portsmouth in approximately 63 minutes and 30 minutes respectively. The nation motorway network can be easily accessed via the A3. Gatwick Airport is just over an hour's drive away.

Council Tax Band: D

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.