

THE  
COUNTRY  
HOUSE  
COMPANY

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ROGATE  
NR PETERSFIELD



## Rogate, West Sussex

A stunning 4 bedroom character cottage which has been the subject of extensive refurbishment by the current owners and is situated in this sought after address within the South Downs National Park.



### Mileages (approximate)

Petersfield – 6 miles

Liss – 5 miles

### Summary of Accommodation

#### Ground Floor

Entrance Hall

Sitting Room

Family/Garden Room

Kitchen/Dining Room

Cloakroom

#### First Floor

4 Bedrooms

Family Bathroom

#### Outside

Parking

Utility

### Description

This pretty home has benefitted from a complete upgrade to include, a new roof, re rendering in lime, new fascia's and guttering, aluminium double glazed windows, a wooden front door, re plastering, new kitchen, underfloor heating in the dining room and cloakroom plus recently replaced boiler.

Further internal and external works have been undertaken by the owners resulting in a very stylish arrangement and presentation of accommodation.



On the ground floor is an entrance vestibule leading to the hall. There is a superb open plan kitchen/dining room with patio door to the garden. A bright and spacious family/garden room, also with access to the garden, opens to the cosy sitting room with log burning stove.

Completing the accommodation on this floor is a cloakroom with a separate utility which is accessed externally.

On the first floor are three elegant double bedrooms, a single bedroom and bathroom.

#### Outside

To the front of the house is a gravelled area for parking with the main garden to the rear of the house.

There is an attractive decked sun terrace, with patio, leading to lawn bordered by pretty perennial borders and raised beds.

There is a further decked area with greenhouse and shed beyond. In addition, there is a pretty timber clad outbuilding with tiled roof which is the utility.

#### Situation

Rogate offers a thriving community located between Petersfield and Midhurst in the heart of The South Downs National Park. The village has a store, mobile post office, primary school, and many clubs and societies.

Petersfield and its comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in

around an hour, is within 6 miles. There is an excellent range of schools in the region including Bedales/Dunhurst, Churcher's College, Ditcham Park, Highfield/Brookham, Bohunt and TPS.

The A272 at Rogate connects to the A3 which provides good regional transport links to London and the South Coast or the larger regional centres of Winchester and Guildford. There are a good number of footpaths and bridleways in the surrounding area including The South Downs Way and The Sussex Border Path.

**Services:** Mains electricity and water. Private drainage and oil fired central heating.

**Local Authority:** Chichester Council

**Tenure and Possession:** The property is offered for sale Freehold.

#### Viewing:

Strictly by appointment with The Country House Company. Tel; 02392 633026

Email:sales@countryhousecompany.co.uk

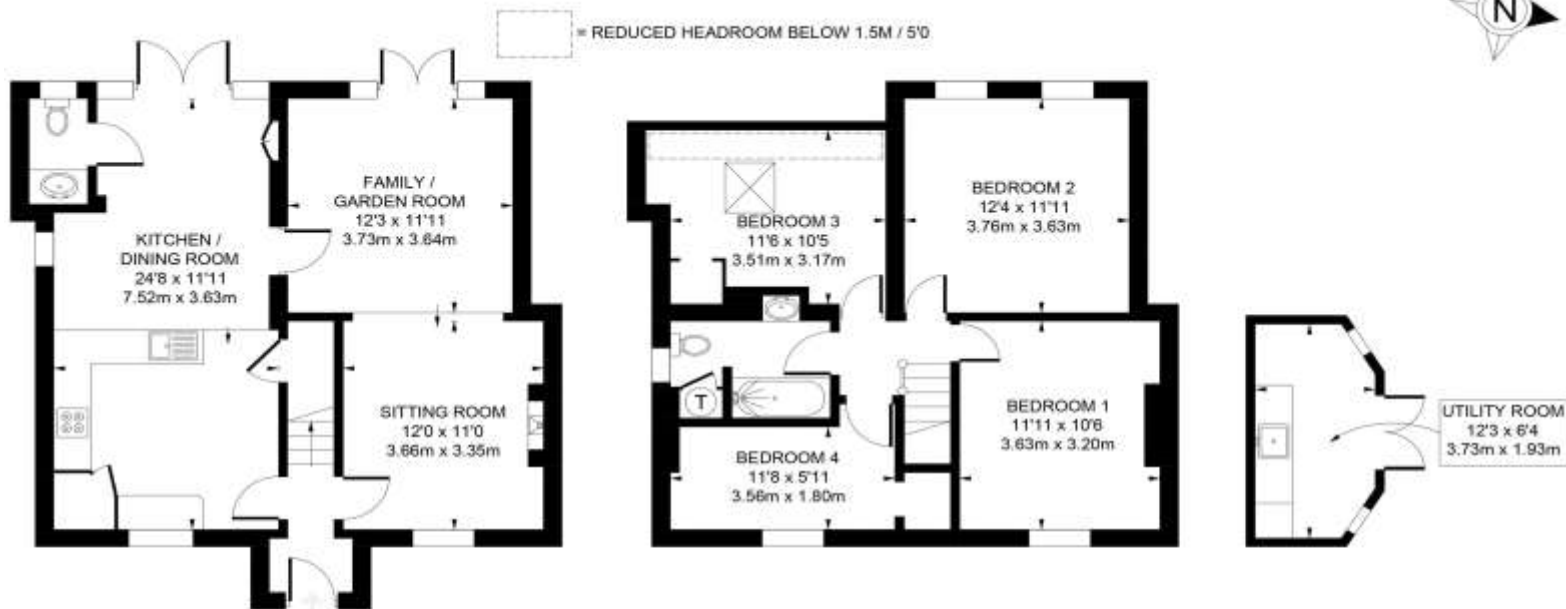
Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey



#### Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2020. Interior photos 2020





GROUND FLOOR  
APPROX. FLOOR  
AREA 655 SQ.FT  
(60.9 SQ.M)

FIRST FLOOR  
APPROX. FLOOR  
AREA 608 SQ.FT  
(56.5 SQ.M)

(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

TOTAL APPROX. FLOOR AREA 1263 SQ.FT (117.4 SQ.M)  
UTILITY ROOM = 73 SQ.FT (6.8 SQ.M)  
TOTAL = 1336 SQ.FT (124.2 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
(ID 704419)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	>80   C
39-54	E		
21-38	F		
1-20	G		



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