

GREEN MEAD

ROGATE • PETERSFIELD







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Rogate 1.25 miles • Petersfield 5 miles (London Waterloo 66 minutes) • Midhurst 4 miles
Haslemere 11 miles (London Waterloo 56 minutes) • Chichester 15 Miles • London 56 miles
(Distances and times are approximate)

A stunning modern country house in the heart of prime West Sussex

Accommodation

Main House: Vaulted entrance hallway • Sitting room • Play room • Kitchen/breakfast/family room
Boot room • Utility room • Two cloakrooms

Master Bedroom with study, dressing room and en suite bathroom
Guest suite • 3 further bedrooms • Family bathroom

Annexe: Sitting room/kitchen • Bedroom • Bathroom

Stables: Tractor shed • Hay barn • Tack room • Four loose boxes

Sand school

Formal gardens and grounds • Paddocks • Woodland

In all about 36.939 acres

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Situation

Green Mead occupies an enviable position on the edge of the sought-after village of Rogate. The village itself has a church, pub, village store/post office, Church of England school and tennis club. For more comprehensive shopping and leisure facilities, the market town of Petersfield lies within 5 miles and offers a mainline station, with the journey to London Waterloo taking approximately 65 minutes. Communications are excellent, with the A3 at Petersfield providing access to London, the M25, the international airports of Heathrow and Gatwick, Southampton

and the south coast. There are a number of excellent schools locally, including Bedales at Steep, Churcher's College at Petersfield, St Edmund's and Amesbury preparatory schools at Hindhead and Highfield at Liphook. Sporting facilities include polo at Cowdray Park, racing at Fontwell and Goodwood, sailing at Chichester and Bosham as well as access to many miles of walking and riding in the surrounding countryside. There are a number of golf courses in the vicinity, including two at Petersfield, one in Blackmoor and two at Liphook.





The Property

With the origins of the main house believed to date from the 1980s, Green Mead has been significantly updated, extended and modernised by our current clients over the past few years giving us the exceptional family home we see today.

Green Mead benefits from one of the most exceptional open-plan kitchen/family areas to have come to the market in recent years. This space boasts a stunning limestone floor with underfloor heating and is cleverly divided into several distinct areas by intelligent placing of furniture. The kitchen, as well as much of the cabinetry throughout, is bespoke and custom-built for the property by Wychwood Furniture in Alresford. This space also benefits from two remote-controlled Velux windows over the kitchen area, as well as featuring several oversized picture windows to the north and west together with glazed doors to the south, allowing for exceptional uninterrupted views over the surrounding West Sussex countryside, and allowing the property to be flooded with natural light throughout the day.









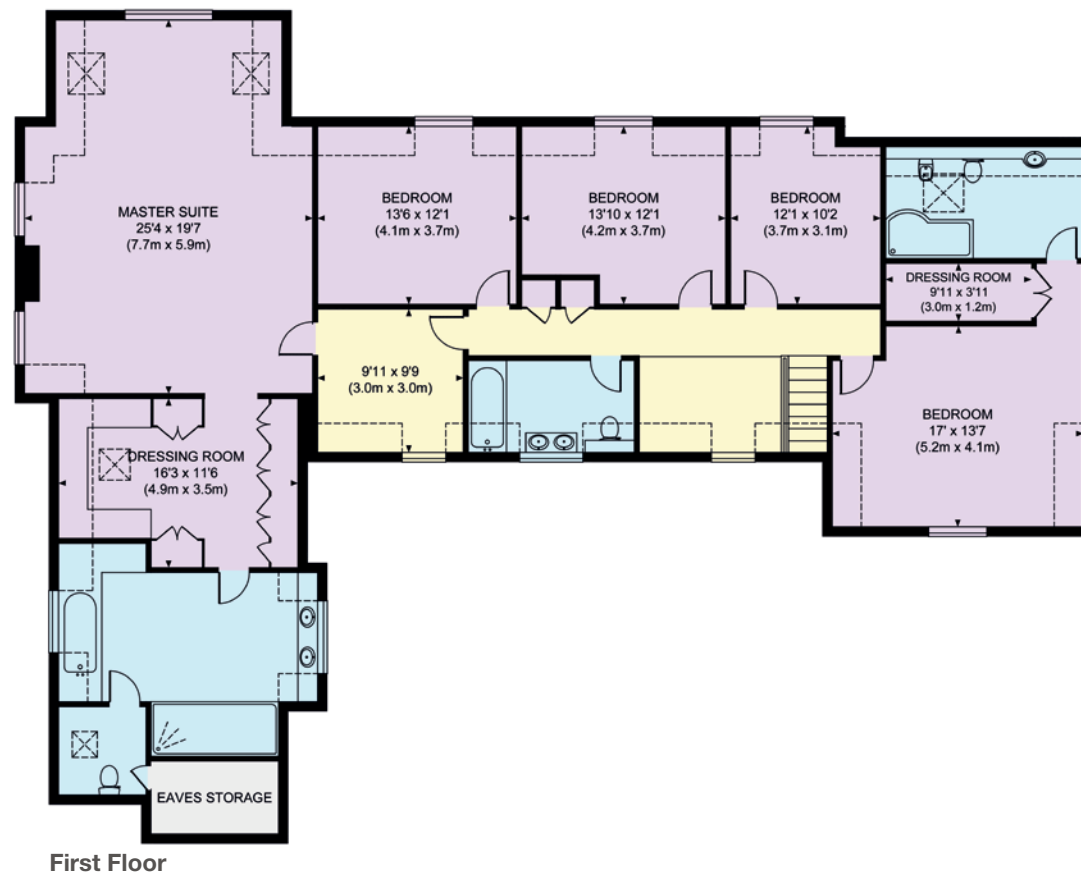
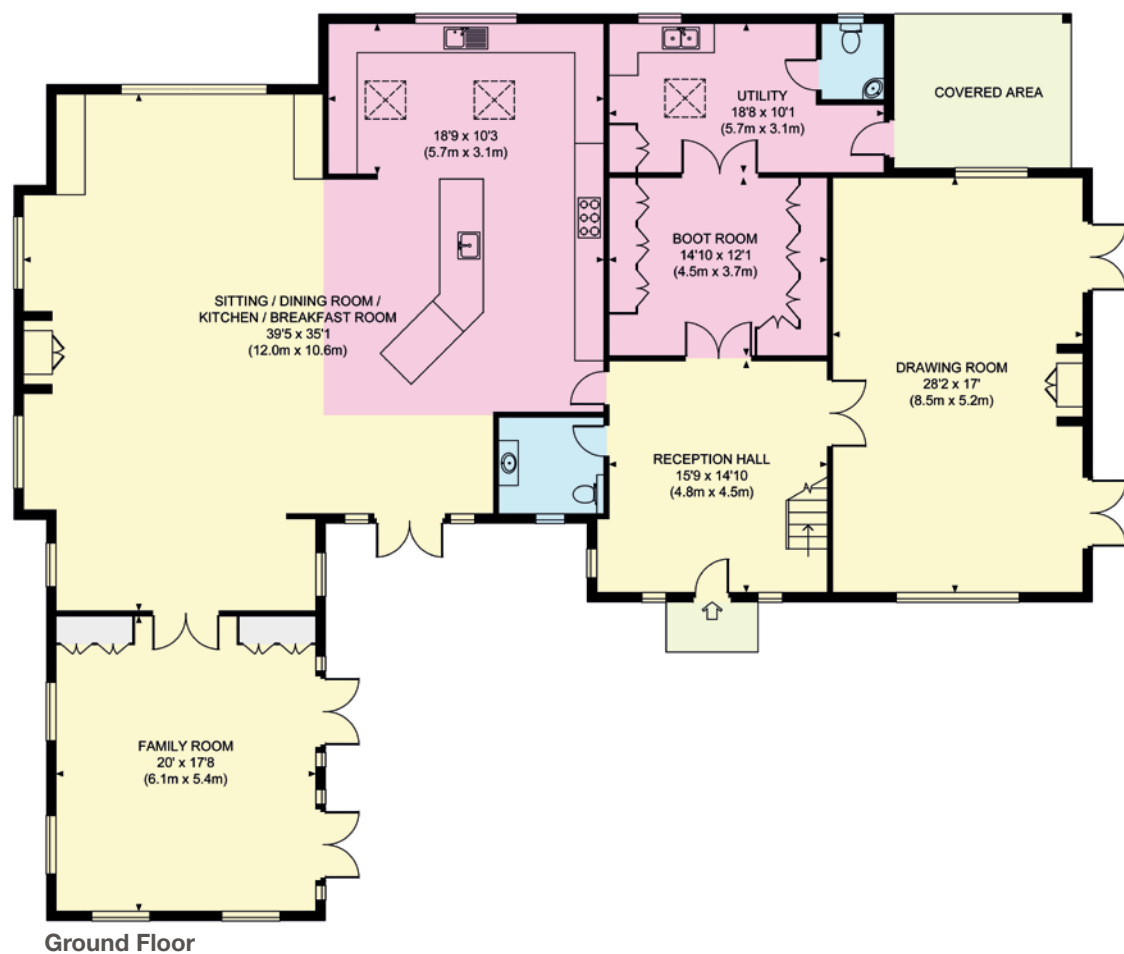
The master bedroom suite is also an exceptional feature; this area being accessed through a private study into a stunning bedroom with double aspect, then through to a dressing room and en suite bathroom.

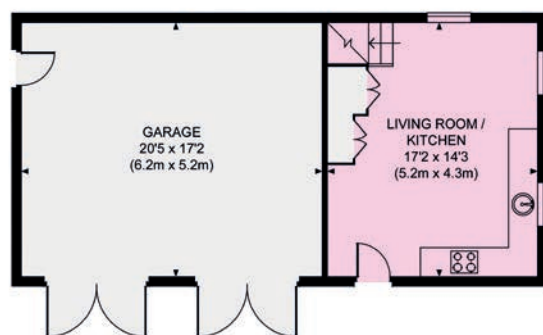
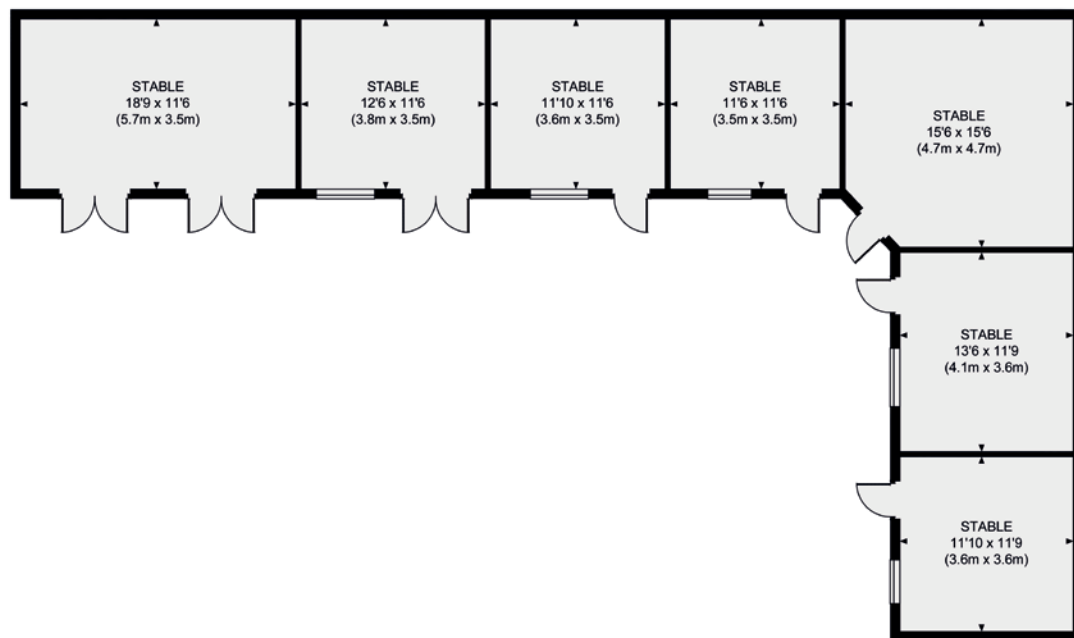
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

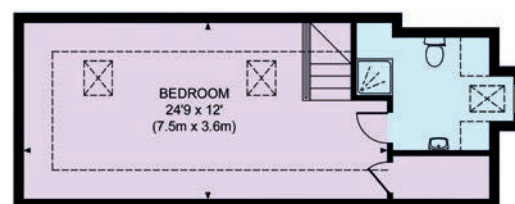
Main house: 4898 sq ft / 455.0 sq m

Outbuildings: 2145 sq ft / 199.2 sq m





Annexe Ground Floor



Annexe First Floor



The Annexe

Located immediately to the east of the main house, the property benefits from a beautiful newly-built barn style building, which houses garaging for two cars as well as a guest flat, incorporating a kitchen/sitting room, bedroom and bathroom. This space is presented in immaculate order, and makes excellent ancillary space, either for visiting relatives or an au pair.





Outside

Green Mead is accessed via a private driveway which, winding through the gardens and then through the timber electric gates, leads to a gravelled turning area in front of the garage and annexe. While the grounds benefit from beautiful sun terracing to the southern elevation, the rest of the surrounding gardens is open grassland and falls away from the house to the south, offering stunning views over the surrounding farmland.

The remainder of the land is mature grassland which, bounded

by new post and rail fencing, is divided into several paddocks. The property also benefits from a belt of mature woodland which, with stunning bluebells in the spring, makes a wonderful play area for children.

A sun terrace leads directly off the kitchen/breakfast/family room to the southern elevation of the main house, providing beautiful uninterrupted views south over the surrounding countryside towards the Downs.





Agents' Note:

Please note that Green Mead has previously been granted planning consent for a barn (SDNP/13/01324/FUL), to be located between the stable block and sand school, as well as current consent for a swimming pool (SDNP/12/02740/HOUS) to be located immediately south of the sun terracing below the main house.

Services

We are advised by our clients that the property has mains water and electricity, together with private drainage, oil-fired central heating and LPG for the kitchen range.

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Local Authority

Chichester District Council. Telephone 01243 785 166.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale.

Directions - GU31 5EQ

From Hindhead, proceed south on the A3 for 12.2 miles. Take the exit signposted Midhurst and the A272. At the next roundabout, turn left onto the A272 towards Midhurst. Continue on this road, passing the Half Moon public house on your left. Proceed over the bridge, up the hill and take the next right-hand turn, just as the road becomes a dual carriageway, signed to Midhurst and the A272. Travel along the A272 for about 4.3 miles, continuing straight through the village of Rogate. Approximately 0.75 miles after leaving the village, the entrance to Green Mead will be found on your left hand side, just beyond a sign on your right-hand side, signposted St Mary's Church. Follow this track passing Mills Farm on your left – Green Mead will be found at the end of this track.

Viewing

All viewings are strictly by prior appointment only with the sole selling agents.

