



The Lodge

DANGSTEIN | ROGATE | PETERSFIELD | WEST SUSSEX | GU31 5BZ

BCM

Wilson | Hill

3 Bedrooms (1 Ground Floor) | Shower Room | Bathroom | Sitting Room | Open Plan Kitchen/Dining Room | Garden and Raised Deck | Parking
Garden and Mixed Woodland in all about 5.64 acres (2.28 ha)

Petersfield 5.8 miles, Midhurst 5.5 miles, Haslemere 9.8 Chichester 17.2 miles, Guildford 26.2 miles, miles, London 57.5 miles



| The Property

A comfortable and modernised three bedroom Victorian lodge house, built in a vernacular revival style. The property is bright and spacious throughout, entered via a lavender lined path leading to a characterful entrance hall with space for coats and boots. The open plan kitchen/dining room has a large bay window flooding the room with light. Extensive fitted wooden units and an island with butler sink create a good kitchen workspace and two doors which open into the garden are convenient for alfresco entertaining.





The sitting room has an attractive vaulted ceiling and a log burner for cosy winter evenings. Upstairs are two double bedrooms and a family bathroom with the third single bedroom on the ground floor, accessed by steps down from the kitchen and with an ensuite shower room.

| Location

Dangstein is positioned on high ground just to the east of the village of Rogate between Petersfield and Midhurst. It is a highly sought after location being within the 'golden triangle' of Haslemere, Midhurst and Petersfield. Rogate has a village shop, pub, community hall, thriving primary school and church. The Lodge is within the South Downs National Park in a lovely secluded rural setting ring fenced by its own land. Petersfield has a comprehensive range of facilities including Waitrose and a mainline station with rail services to London Waterloo. Midhurst, famous for Cowdray Polo and Farm Shop, is also handy with

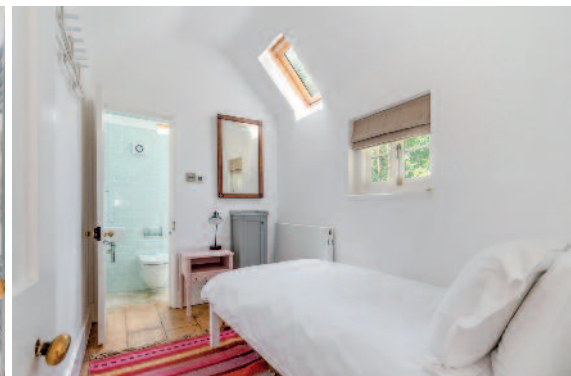


alternative shopping and amenities. The area has an excellent range of schools including Bedales, Churcher's College, Highfield (Liphook), Ditcham Park and in the state sector TPS or Rother College. The A3 at Petersfield provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and

creeks of the South Coast. There are a number of good local footpaths and bridleways in the surrounding area including the South Downs Way, the Serpent Trail and Sussex Border Path. Goodwood is within reach with its extensive range of activities including horse racing, The Festival of Speed and Goodwood Revival annual events.

| Outside

Wooden gates open to a private driveway and a gravelled parking area for several cars. The garden is screened by mature hedging and laid mainly to lawn, before opening into about 5.25 acres of mixed woodland. A large decking area wraps around the side of the house and provides several sunny seating areas to entertain or take in the natural surroundings. There are two good garden sheds providing storage and log stores. In all the garden and woodland extends to about 5.64 acres (2.28ha).





Approximate Floor Area = 79.5 sq m / 856 sq ft

Directions to GU31 5BZ

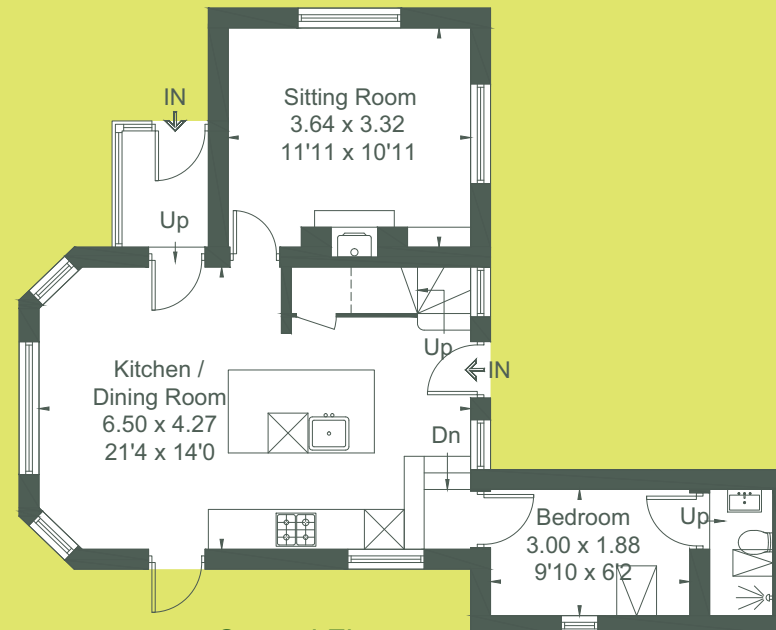
On arriving at Petersfield from the north on the A3 take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and take the first exit on the left signed to Midhurst. Go through Sheet out of the village and up the hill carry on along a stretch of dual carriageway, as the road returns to single lane, you will pass a 40mph sign turn right at the Jolly Drover pub and follow this lane out of the village for a just over a mile until you reach a T junction. Turn right and immediately left (signposted Fyning Hill) continue along this lane for about 1.3 miles and you will see the white gate beside The Lodge turn into the drive and The Lodge drive will be found on your right.

 **WHAT3WORDS** ///exactly.advantage.zinc

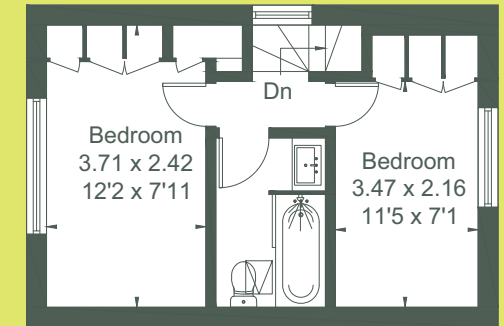
Agents Note:

- The Lodge and neighbour Laundry Cottage has a right of access along part of the outer drive which belongs to Garden Cottage including the outer gates.
- Whilst the post town is Petersfield (which is Hampshire) the house lies within the West Sussex County boundary.
- Mobile Phone Signal: Good
- Broadband: FTTP
- Not a flood risk or mining risk

Viewing strictly by appointment.



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71132

Services: Mains water, electricity, LPG heating. Private drainage to septic tank.

Local Authority: Chichester District Council
www.chichester.gov.uk 01243 785166

Council Tax: Band E

EPC: E50

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

Details and photographs dated August 2024

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