



# BARN COTTAGE

North Street, Rogate, West Sussex GU31 5BH



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West Sussex GU31 5BH

An attractive cottage of  
character with delightful  
gardens and wonderful  
distant views

## Accommodation

Entrance Lobby | Cloakroom | Sitting Room  
Dining Room | Family Room | Breakfast  
Room | Kitchen | Utility Room | Cellar

Principal Bedroom with Ensuite Bathroom  
4 Further Bedrooms | Family Bathroom

Parking | Double Garage | Attractive  
Gardens and Orchard of approximately  
0.6 Acres (0.242 ha)

Petersfield (and mainline station to London  
Waterloo) 5 miles ,Midhurst 6 miles  
Chichester 15 miles, London Waterloo  
from Petersfield or Liphook (5.5 miles)  
from 65 minutes





## BARN COTTAGE

An attractive edge of village cottage of much charm and character offering comfortable, light and flexible accommodation. The property enjoys a wonderful position with the principal aspect being of a Westerly nature looking across neighbouring fields affording incredible views towards the distant South Downs.

## OUTSIDE

Providing off road parking and access to a detached double garage, the gardens are a particular feature of the property offering a private walled courtyard, ideally suited for dining / entertaining requirements, with the remainder and majority of the gardens being lawned and landscaped including a delightful, mature orchard with outbuilding. In all, the gardens and grounds extend to approximately 0.6 Acres (0.242 ha).



## SITUATION

The property is located on the edge of the Downland village of Rogate, which has a village shop, public house, community hall, primary school and church. The larger town of 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 local area has an excellent range of schools including Bedales, Churcher's College, Highfield (Liphook), Ditcham Park and in the state sector TPS or Bohunt. 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.



Approximate Floor Area  
Main House = 266.3 sq m / 2866 sq ft  
Outbuildings = 27.2 sq m / 293 sq ft  
Total = 293.5 sq m / 3159 sq ft

Not to scale. For identification purposes only.



#### IMPORTANT NOTICE

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## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Directions: GU31 5BH

On arriving at Petersfield from the north on the A3 take the first exit signed to Midhurst (A272). After approximately  $\frac{2}{3}$  of a mile, turn right onto the A272 towards Midhurst proceeding for approximately 3 miles to Rogate. Upon reaching the village centre, turn left onto North Street where the entrance to the property will be found after approximately  $\frac{1}{3}$  of a mile on the left hand side.

### What3Words

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### Services

Mains water and electricity; private drainage. Oil fired central heating.

### Agents Note

- Mobile phone coverage: Superfast available (Ofcom)
- Broadband: Limited (indoors); Likely (outdoors) (Ofcom)

### Council Tax

Band G

### Local Authority

East Hampshire District Council  
[www.easthants.gov.uk](http://www.easthants.gov.uk)  
Tel: 01730 266551

### EPC

G16

### Viewings

By appointment with BCM LLP only.

### Selling Agent

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4 Lavant Street, Petersfield,  
Hampshire GU32 3EW  
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NB: Details and photographs dated April 2025

**Petersfield**

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**Further offices at:** Winchester | Isle of Wight | Oxford

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