





Situated in a semi-rural location and offering far-reaching countryside views, this superb Victorian home has been extensively renovated, offering modern comforts whilst maintaining its traditional charm. The accommodation is arranged over two levels, and has been arranged in a 'sous-sol', or upside-down style. The living accommodation is arranged over the first floor, offering views over the surrounding countryside.

Entering the property, there is an entrance hallway with engineered-oak flooring and a feature fireplace. Stairs lead to the first floor with a large landing with space for a seating area and a spacious kitchen/dining room. Two large windows offer fantastic views over the surrounding countryside, and there is a door to a balcony, ideal for Al-Fresco dining, if weather permitting!

The kitchen offers ample workspace, with quartz worktops and a large island as the centrepiece and features a range of built in appliances. A separate utility room houses a w/c and washing machine.

Adjacent to this is a generous reception room with large double doors to a balcony. The upstairs accommodation benefits from an open-plan feel and is superb for hosting guests or relaxing with family. A door on the landing leads to a further store/office.

Downstairs, there are four double bedrooms. Two front bedrooms benefit from the views/doors to and over the adjacent fields. One further bedroom is serviced by a modern shower-room and the rest by a stylish family bathroom. The property benefits from underfloor heating throughout. A door leads to a gated garden area, which may well be purposed by the next owner as secure parking for one-vehicle. A further outbuilding may be purposed as a



store/office.

The property is situated close to the centre of Rogate, a popular village with its own church, primary school, pub and shop. Further amenities can be found in Petersfield, a little over four miles to the west. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, Tesco, M&S Food, and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School (TPS) and Midhurst Rother College.

Electric underfloor heating throughout

Mega-flo water system

All mains services

Council tax band E - £2868 per annum

Viewing through the vendors sole agents, Jacobs & Hunt



Fyning, GU31

Approximate Gross Internal Area = 148.3 sq m / 1596 sq ft

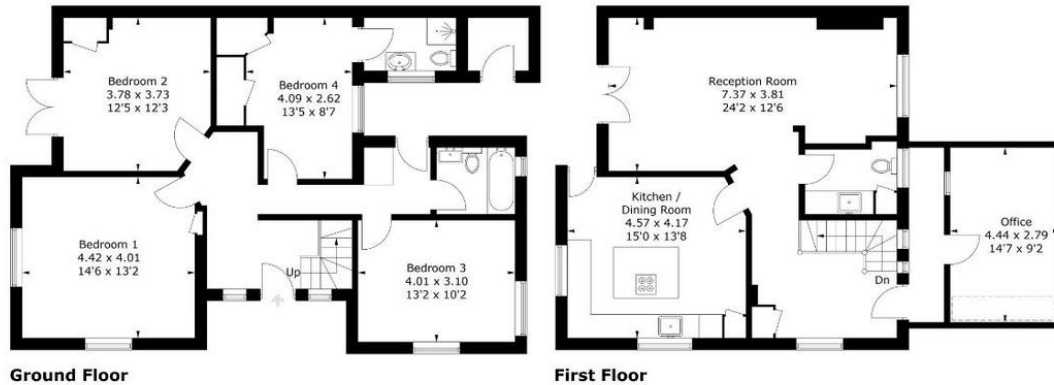
Office = 12.5 sq m / 134 sq ft

Store = 2.2 sq m / 24 sq ft

Total = 163.0 sq m / 1754 sq ft



 = Reduced headroom below 1.5m / 5'0



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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