

Glebe Cottage, Rogate, West Sussex



A rural detached cottage situated within the South Downs National Park

Summary of accommodation

Ground Floor: Entrance porch | Inner hallway | Dining room | Living room
Kitchen | Utility room | Two study's | Cloakroom

First Floor: Principal bedroom with en suite bathroom | Guest suite with
en suite bathroom | Three further bedrooms | Family bathroom

Distances

Rogate – 0.3 miles, Petersfield Railway Station 5.1 miles (London Waterloo
56 minutes), Chichester 15.1 miles, Guildford 24.1 miles (London Waterloo
39 minutes), London 58.3 miles (All distances and times are approximate)

The property

Glebe Cottage is a delightful rural residence established in 1880. The current owner has resided here for the last 42 years and has renovated and extended the property over time.

Inside the property has a convenient porch which provides storage, which leads to a modern kitchen and dining area with centre island. Adjacent is a utility room, while additional spaces include a dining room, home office and a further versatile reception room, currently serving as a study. A separate living room with a fireplace offers a cosy area to relax, complemented by an adjacent space housing a computer desk and window overlooking the front.

Notably, the house's extensions have resulted in a unique layout with two staircases leading to the first floor. Among five bedrooms, two boast en suite bathrooms with the principal bedroom featuring a dressing area and scenic views on the South Downs Countryside. A family bathroom serves the remaining three bedrooms.





Externally, the grounds are approximately 0.65 acres, which is mainly laid to lawn with mature borders for exceptional privacy. A generous terrace and a side garden with a picturesque Well add to the property's appeal. There is a driveway and detached double garage, along with secondary gated entrance to the gardens. The garage incorporates a garden room with a kitchenette, which opens onto a further terrace. Ideally situated within the South Downs National Park, Glebe Cottage offers lovely views and privacy.

Location

The village of Rogate boasts a number of its own amenities including a church, primary school, shop and pop up pub on the recreation ground. Further amenities can be found in Petersfield, less than 5 miles to the west and Midhurst, approximately 7 miles to the east. The towns offer a choice of supermarkets, including Waitrose, M&S Food, Tesco and numerous boutiques, cafés and traditional shops. Petersfield and Liss train stations provide a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. There are many active clubs and societies in the area including several golf courses, 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, Seaford College, Midhurst Rother College, Bohunt Academy and The Petersfield School.

Services

We are advised by our clients that the property has LPG Calor gas central heating, ,mains water, drainage and electricity.

Viewings

Strictly by appointment with agent.

What3Words: sideburns.contexts.youngest

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

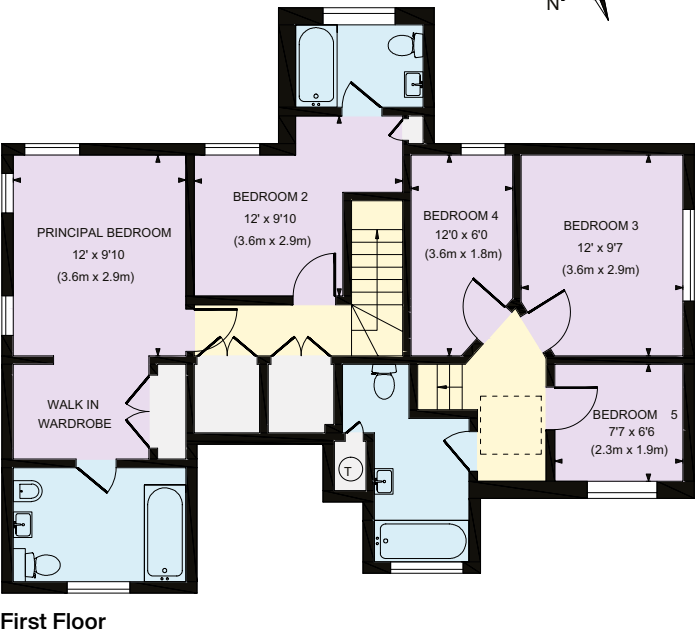
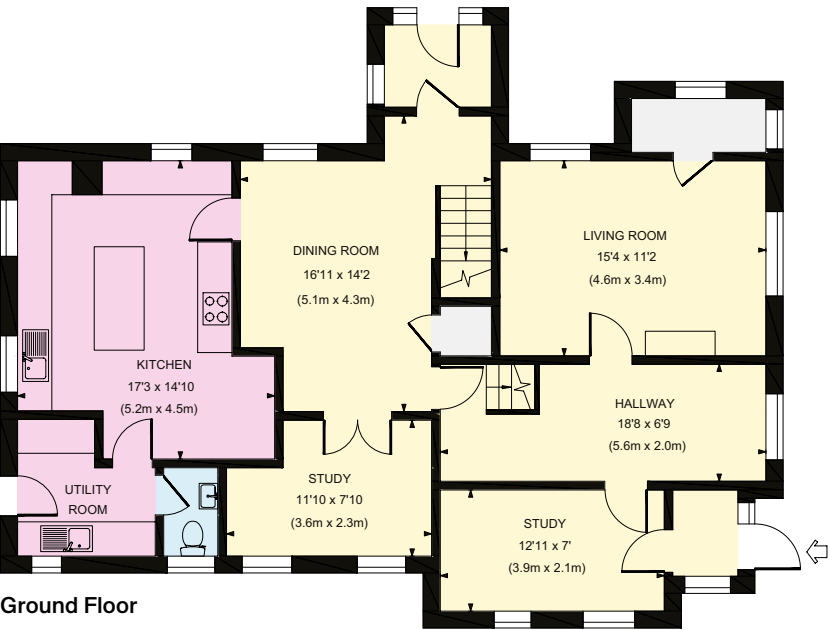
Property information

Tenure: Freehold
Local Authority: Chichester District Council
Council Tax: Band G
EPC Rating: F

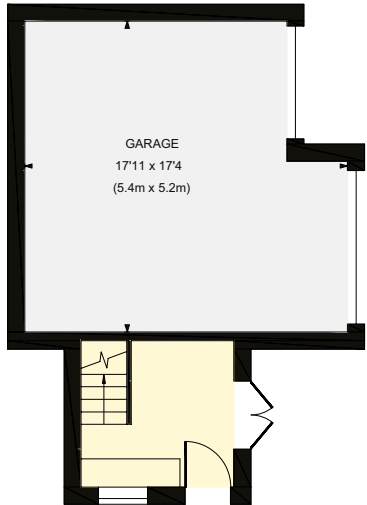
Approximate Gross Internal Floor Area
Main House 1891 sq. ft / 175.70 sq. m
Outbuildings 702 sq. ft / 65.20 sq. m
Total 2593 sq. ft / 240.90 sq. m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuilding First Floor



Outbuilding Ground Floor

Knight Frank Haslemere
1 West Street
Haslemere
GU27 2AB
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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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