

# DURFORD ABBEY LODGE

Rogate Road, Petersfield, Hampshire GU31 5AU



BCM  
Wilson  
Hill

## DURFORD ABBEY LODGE

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GU31 5AU

An attractive country cottage,  
adjoining fields, with delightful  
gardens boasting wonderful  
rural views towards the distant  
South Downs.

### Accommodation

Entrance Hall | Cloakroom | Sitting  
Room | Dining Room | Kitchen  
| Breakfast Room | Utility Room |  
Bedroom 1 with Ensuite Bathroom  
| Bedroom 2 with Ensuite Shower Room  
| 3 Further Bedrooms | Family Bathroom  
| Parking | Detached Double Garage |  
Outbuilding | Gardens and Grounds in  
all approximately 0.28 Acres (0.113 ha)

Rogate 2 miles | Petersfield and  
Mainline Station 2.8 miles | Liphook and  
Mainline Station 7.4 miles | Chichester  
14.6 miles | Mileages approximate





## THE PROPERTY

An attractive detached country cottage believed to originally date back to c. 1870s with more recent additions, offering comfortable, well-proportioned and adaptable accommodation. Arranged over two floors, the property is well suited to family living as it offers generously sized reception rooms with a good flow on the ground floor, enhanced further by five bedrooms on the first floor most of which afford delightful views across neighbouring countryside.

## OUTSIDE

Approached off a country lane, the property offers off road parking for several vehicles and access to a detached double garage. The gardens are principally arranged on two sides of the property offering two distinctively different areas. To the north, the gardens offer fruit and vegetable gardens with some lawn and a private 'sunken' terrace area accessed directly from the sitting room. To the west, more formal lawned and landscaped gardens housing various mature shrubs and floral beds and housing an attractive outbuilding / store. In all, the gardens and grounds extend to approximately 0.28 Acres (0.113 ha).

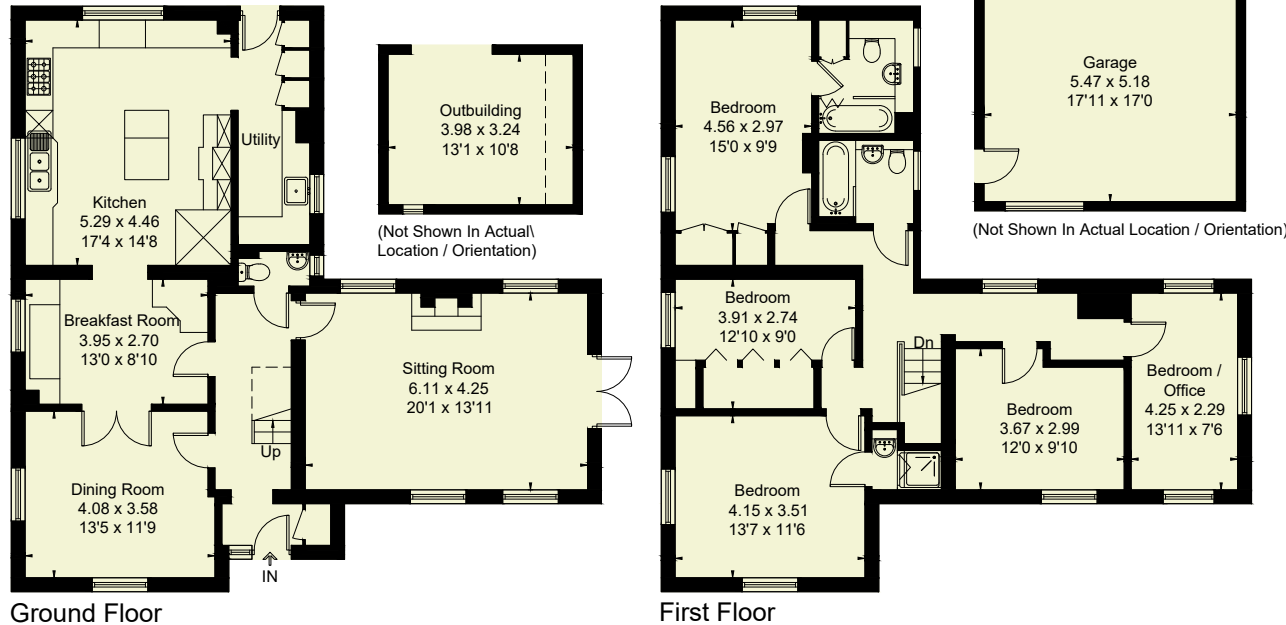


## SITUATION

The property enjoys a lovely semi-rural position amid a small cluster of houses on a no-through lane between Petersfield and Rogate within the South Downs National Park. The nearby village of Rogate offers a village shop, public house and church and Petersfield is also within easy reach offering a comprehensive range of shopping and recreational facilities with a mainline train station serving both London and the south coast. The Petersfield area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and in the state sector TPS, while Bohunt, Churcher's Junior and Highfield are located at Liphook. The A3 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 = 188.8 sq m / 2032 sq ft  
Garage = 28.3 sq m / 305 sq ft  
Total = 217.1 sq m / 2337 sq ft (Excluding Open Outbuilding)



## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Services

Mains water, electricity, and private drainage. Oil fired heating. LPG for cooker.

### Broadband availability

Good outdoors according to Ofcom.

### Mobile/Internet Coverage

Standard broadband available according to Ofcom.

### Tenure

Freehold with vacant possession.

### Construction

Brick construction beneath a tiled roof.

### Local Authority

Chichester District Council  
[www.chichester.gov.uk](http://www.chichester.gov.uk)  
01243 785166

### Council Tax Band

Band E

### EPC

E41

### Postcode

GU31 5AU

### Directions

From Petersfield, take the A272 east towards Midhurst and after approximately 1.1 miles, having passed the layby on the left, turn right onto an unmarked lane (prior to the road to Sky Park Farm). Proceed along the lane turning left where the entrance to the property will be found after a short distance on the right hand side.

### What3Words

///slack.crowd.pigs

### Viewings

By appointment with BCM Wilson Hill only

**NB** Brochure and photographs dated March 2026

### IMPORTANT NOTICE

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## Petersfield

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