



# OLD FYNING HOUSE

Rogate, West Sussex GU31 5EF





SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

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An attractive and impressive Grade II\* listed country house with outbuildings, spacious landscaped gardens and views to the South Downs

## Accommodation

Entrance Hall | Cloakroom | Drawing Room | Sitting / Family Room | Dining Room | Kitchen / Breakfast Room | Study Recess | Utility Room | Galleried Landing | Principal Bedroom with Ensuite Bathroom  
| 3 Further Bedrooms | Dressing Room / Bedroom 5 | 2 Further Bathrooms  
| Parking | Integral Garage | Bothy | Office | Gardener's WC  
| Delightful Gardens and Grounds of Approximately 0.95 Acres (0.384 ha)

Petersfield and mainline station to London Waterloo 5.4 miles | Midhurst 5.2 miles  
| Liphook 6.8 miles | Chichester 15.9 miles  
(Mileages are approximate)





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## THE PROPERTY

An extremely handsome Grade II\* listed country house which is understood to originally date back to the 16th and 17th Centuries with later additions. The property offers attractive mellow brick and part tile hung elevations beneath a tiled roof and is attached to the later Georgian wing of Fyning House. Stylishly presented throughout, offering an abundance of charm and character, the house boasts particular features of note including a statement fireplace in the drawing room, exposed beams, a wonderful minstrel's gallery, attractive Venetian-style arched windows and an impressive art deco styled staircase. The property affords comfortable, welcoming and versatile accommodation throughout arranged on two floors enjoying a delightful outlook to the rear across its own private gardens.



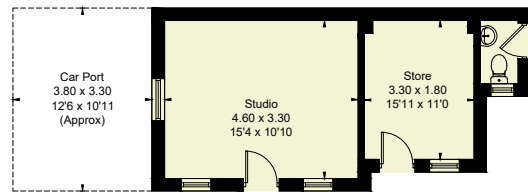
## OUTSIDE

The property is approached via a long drive leading to an attractive courtyard providing extensive private parking for the property and access to the garage and separate Bothy. The south facing gardens are beautifully arranged, fully enclosed affording much privacy, with other different 'areas' in which to relax, entertain and enjoy, including formal lawns, a topiary walkway and woodland 'retreat'. In all the gardens and grounds extend to approximately 0.95 Acres (0.384 ha).

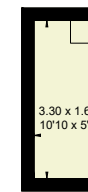
## LOCATION

The popular market town of Petersfield is 5.4 miles away and has a mainline station with services to London Waterloo in just over an hour and easy access to the A3, which provides good regional links to Guildford and the South Coast. The area has an excellent range of schools including Bedales, Churcher's College and Ditcham Park School together with The Petersfield School and Bohunt in the state sector. The property sits in the heart of the South Downs National Park providing extensive recreational and leisure activities and The South Downs Way runs to the south of the village. The larger regional centres of Winchester, Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast, Polo at Cowdray Park and racing at Goodwood.

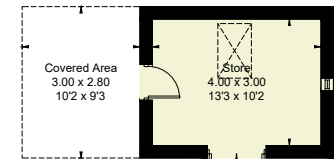
Approximate Floor Area = 354.08 sq m / 3811 sq ft  
 Outbuildings = 46.25 sq m / 498 sq ft  
 Total = 400.33 sq m / 4309 sq ft



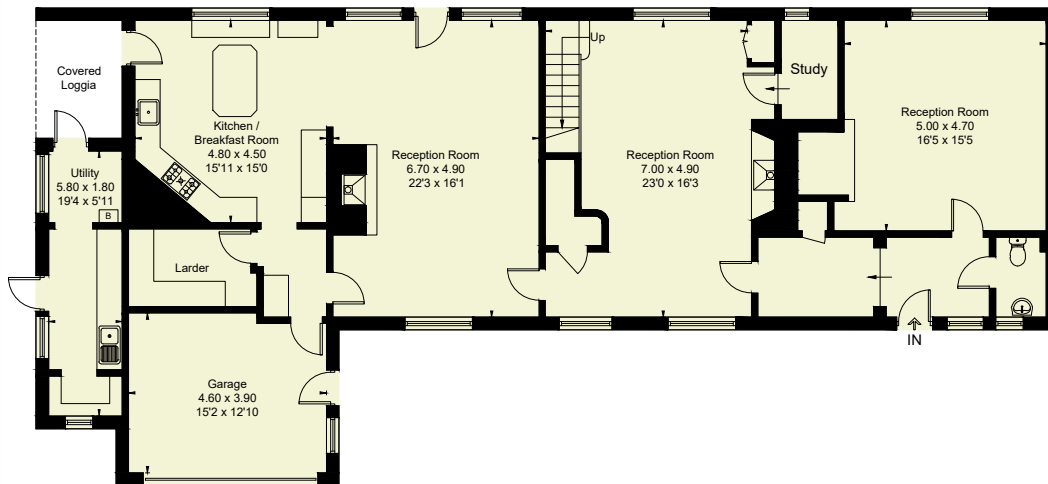
The Bothy  
 (Not Shown In Actual Location / Orientation)



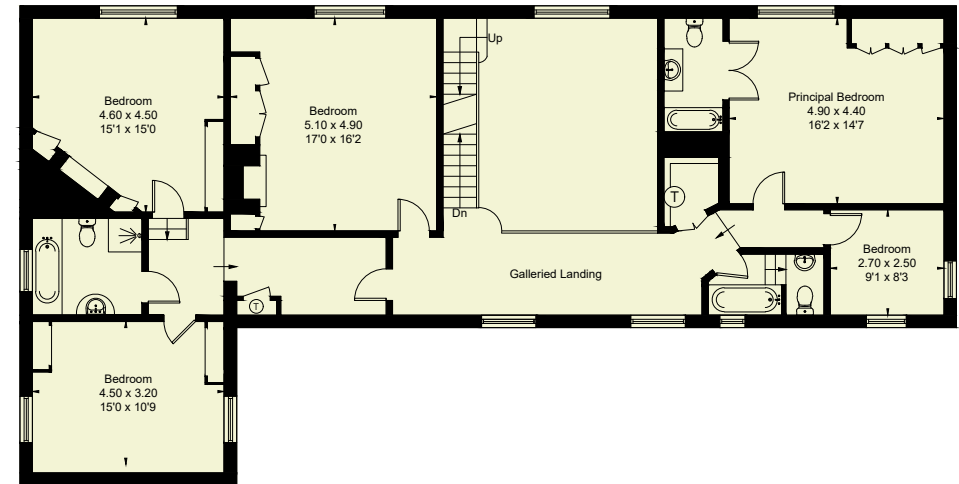
Mezzanine



Outbuilding  
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no public rights of way crossing the property

### Services

Mains water, electricity and drainage. Oil fired heating.

### Broadband availability

Superfast available (according to Ofcom).

### Mobile /Internet Coverage

Good outdoors, variable in-home (according to Ofcom).

### Tenure

Freehold with vacant possession.

### Council Tax

Band G

### EPC

D59

### Local Authority

East Hampshire District Council

[www.easthants.gov.uk](http://www.easthants.gov.uk)

01730 266551

### Postcode

GU31 5EF

### Directions

From Petersfield take the A272 towards Midhurst passing through Rogate village. From the centre of Rogate continue for a further 0.4 miles where the entrance drive leading to the property will be found on the right hand side shortly having passed Fyning Lane on the left.

### What3Words

///shorts.amaze.escapades (entrance to drive)

### Agents Note

We understand that historically a small area of Japanese Knotweed has been identified and fully treated within one of the garden 'recesses'.

### Viewings

By appointment with BCM WILSON HILL only

**NB** Brochure prepared May 2026

### IMPORTANT NOTICE

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- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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**Petersfield**

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