



GARDENER'S HOUSE

Fyning Lane, Rogate, West Sussex GU31 5DJ



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Sussex GU31 5DJ

Gardener's House is a fantastic
five double bedroom
semi-detached home,
offering original character
features and generous
proportions throughout.

Accommodation

Five Double Bedrooms | 2 Reception
Rooms, both with Log Burning Stoves
| Open Plan Kitchen / Dining Room
with adjoining Utility Room | 2 Bath /
Shower rooms and separate ground
floor Cloakroom | Front and Rear
Gardens and Single Garage
| Fantastic Edge of Village Location
| 2,431 sq ft (225.8 sq m) | EPC: E52

Rogate (with village shop and pub)
less than a mile | Petersfield 5.5 miles
| Midhurst 5.6 miles | Liphook 6 miles
| Guildford 24 miles | London 54 miles
| London Waterloo from Petersfield
in just over an hour | Mileages and times
approximate





GARDENER'S HOUSE

A covered front porch leads into the spacious entrance hall. To the left is a generous sitting room with a wood-burning stove, bay window and sliding doors opening into the kitchen. Filled with natural light, the kitchen is well equipped with a breakfast bar and open plan with a wonderful dining area featuring a log burner and French doors leading onto the garden. Adjoining the kitchen is a useful utility room with its own rear access, along with a downstairs cloakroom. In addition, there is a separate family room/study on the ground floor, also with a log burner and bay window overlooking the neighbouring countryside. On the first floor there are three large double bedrooms, a spacious family bathroom, as well as a separate shower room. The second floor provides two further double bedrooms. Every room enjoys wonderful views, either across the surrounding countryside and the South Downs beyond, or over the garden to the rear. In all, a stylish and highly versatile home filled with original Victorian character.



OUTSIDE

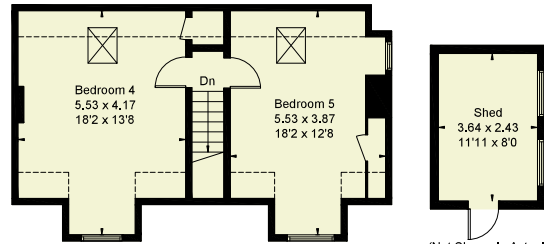
To the front of the house there is a pretty garden with a smart gravel driveway providing parking, along with a single garage. To the rear, the dog proof garden has been thoughtfully landscaped across three tiers, making the most of the lawned areas and spaces for entertaining. At the top of the garden there is a delightful lawn with views towards the South Downs, as well as a useful storage shed. The middle tier is ideal for children to enjoy or for entertaining, while a terrace flows seamlessly from the kitchen and dining area. The garden has been carefully planted to provide colour and interest throughout the year.

SITUATION

Gardener's House is tucked away down a country lane just above the village of Rogate within the heart of the South Downs National Park. Rogate is a highly sought after village about 4 miles from Petersfield with a thriving primary school, village shop, pub and church. Petersfield has a comprehensive range of facilities including Waitrose and a mainline station with frequent train services to London Waterloo in just over an hour. The area offers an excellent range of schools including Bedales, Churcher's College, Ditcham Park and, in the state sector, TPS, Midhurst Rother College and 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. Sky Park Farm in West Harting is nearby with deer park, farm shop and café / restaurant, as is Durloughmarsh Farm Shop. The Living Room cinema and Guido's Pizzeria are in Liphook, only 6 miles away. There are several good footpaths and bridleways from the doorstep including local woodland and heath – as well as wider walks in the surrounding area such as the South Downs Way, Serpent Trail and Sussex Border Path.

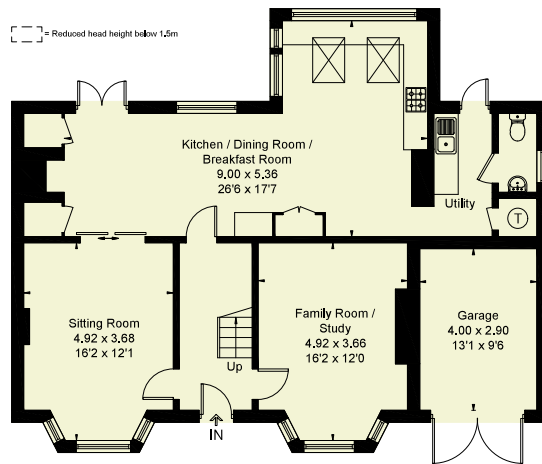


Approximate Floor Area = 217.0 sq m / 2336 sq ft
 Outbuilding = 8.8 sq m / 95 sq ft
 Total = 225.8 sq m / 2431 sq ft



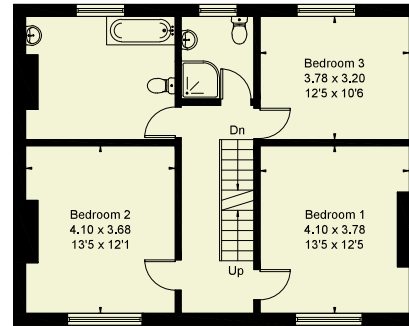
Second Floor

(Not Shown In Actual Location / Orientation)



Ground Floor

[] = Reduced head height below 1.5m



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 (Ofcom).

Mobile/Internet Coverage

Good outdoors (Ofcom).

Tenure

Freehold with vacant possession.

Construction

Solid masonry construction under clay tiled roof.

Local Authority

Chichester District Council
www.chichester.gov.uk
 01243 785166

Council Tax

Band F.

EPC

E52

Postcode

GU31 5DJ

Directions

Head east along the A272 from Petersfield towards Midhurst for 3 miles approximately. After the village of Rogate turn left into Fyning Lane, following the lane up the hill for approximately 0.4 miles and Gardners House will be found on the left.

What3Words

///clarifies.hill.defrost

Viewings

By appointment with BCM Wilson Hill only

NB These particulars are as at May 2026

IMPORTANT NOTICE

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Petersfield

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