

WISTERIA COTTAGE

North Street, Rogate, West Sussex GU31 5HG



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Sussex GU31 5HG

An attractive cottage of
character with delightful
gardens enjoying a fine,
central village location

Summary of accommodation

Entrance Hall | Cloakroom | Drawing
Room | Dining Room | Kitchen /
Breakfast Room | Cellar | Principal
Bedroom with Ensuite Bathroom | 3
Further Bedrooms
| Family Bathroom | Parking | Garage
| Store | Attractive Cottage Gardens

Petersfield (and mainline station to
London Waterloo) 5 miles | Midhurst
6 miles | Chichester 15 miles | London
Waterloo from Petersfield or Liphook
(5.5 miles) from 65 minutes | Mileages
and times approximate





PROPERTY

An attractive Grade II listed village cottage offering comfortable and well proportioned accommodation. Believed to date back to c. 1600's, the cottage is arranged over three floors principally, with an additional concealed cellar, offering much charm and character throughout with notable features including exposed beams, large Inglenook fireplace and exposed wooden floors. The property offers a welcoming, bright and spacious feel with two generous reception rooms and four bedrooms.

OUTSIDE

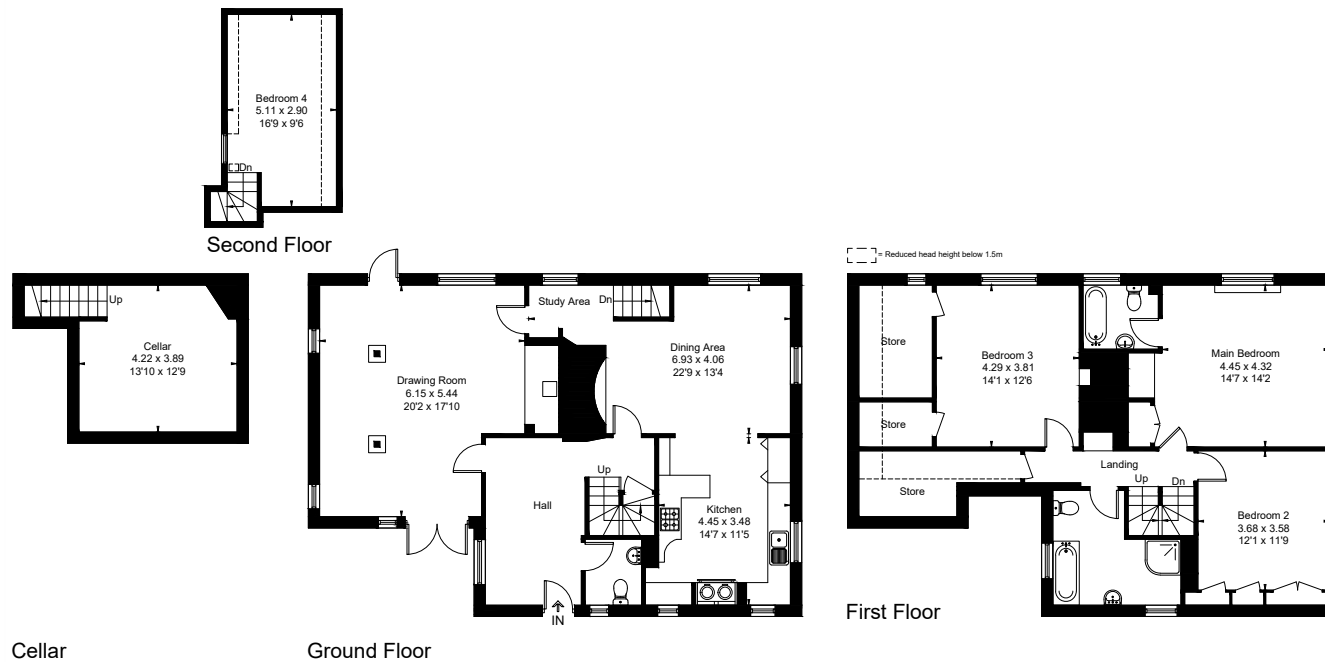
Accessed through private double gates, a shingled drive provides off road parking and access to a garage. The cottage gardens are delightful offering much privacy and seclusion mostly lawned housing mature trees and various fruit trees. A personal gate provides access from the gardens to the neighbouring playing field and tennis courts.

SITUATION

The property is located in the heart of the Downland village of Rogate, which has a village shop, public house, community hall, primary school and church. The larger town of Petersfield has a comprehensive range of facilities including Waitrose and a mainline station with rail services to London Waterloo. Midhurst, famous for Cowdray Polo and Farm Shop, is also handy with alternative shopping and amenities. The local area has an excellent range of schools including Bedales, Churcher's College, Highfield (Liphook), Ditcham Park and in the state sector TPS or 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.



Approximate Floor Area = 223.0 sq m / 2400 sq ft



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity and drainage. Oil fired central heating.

Broadband availability – Superfast available (Ofcom)

Mobile Coverage – Variable (indoors); Good (outdoors) (Ofcom)

Tenure

Freehold with vacant possession.

EPC Rating

F32

Local Authority

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

Council Tax

Band G

Postcode

GU31 5HG

Directions

Leave Petersfield on the A272 towards Midhurst proceeding for approximately 3 miles to Rogate. Upon reaching the village centre, turn left onto North Street where the entrance to the cottage will be found after a short distance on the right hand side

What3Words

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Viewings

By appointment with BCM Wilson Hill only

Selling Agent

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Petersfield

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