



DOWNLANDS

East Street, Rogate, Petersfield GU31 5EA



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A unique and rare opportunity to acquire a fantastic, detached bungalow with vast array of versatile garaging and outbuildings, wonderful grounds and large paddock within the village of Rogate.

Accommodation

2/3 bedrooms (third bedroom currently used as dressing room) | Family bathroom and cloakroom | Large sitting/dining room | Modern well fitted kitchen | Quadruple garage, 2 stables and tractor barn | Storage and further stables | Gym/home office and Scandinavian Cabin | Equestrian set up with stabling and large paddock | Plot totalling approximately 1.5 acres | Second private driveway access from Garbitts Lane | Countryside views | Within South Downs National Park | House: 1,439 sq. ft (133.7 sq. m) | Outbuildings: 1,946 sq. ft (180.8 sq. m) | EPC: F25 |

Petersfield 4.5 miles | Midhurst 5.7 miles
| Chichester 15 miles | Guildford 24 miles
| London Waterloo from Petersfield in just over an hour | Mileages and times approximate





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A beautifully modernised and impressively well-presented two/three-bedroom bungalow. The entrance hall leads to a well-equipped kitchen with a stable door opening onto the rear courtyard, creating an ideal space for outdoor dining and entertaining. The large sitting room/dining room is open plan and features an attractive two-way fireplace adding both style and warmth. The sitting room also benefits from double French doors opening directly onto the rear courtyard. At the far end of the property is a generous main bedroom with adjoining dressing room (formerly bedroom 3), along with a second double bedroom fitted with wardrobes. A modern family bathroom and a cloakroom complete the accommodation.

OUTSIDE

Downlands is approached via a private gated driveway leading into a courtyard with plenty of parking. The property boasts an extensive range of outbuildings, including a quadruple garage, two stables and a tractor barn. To the right of the main outbuilding is further secure stabling along with additional storage/outbuildings and a well-fenced paddock extending to approximately 0.85 acres. A second driveway access from Garbitts Lane provides additional vehicle access or an excellent route for direct hacking onto country lanes.

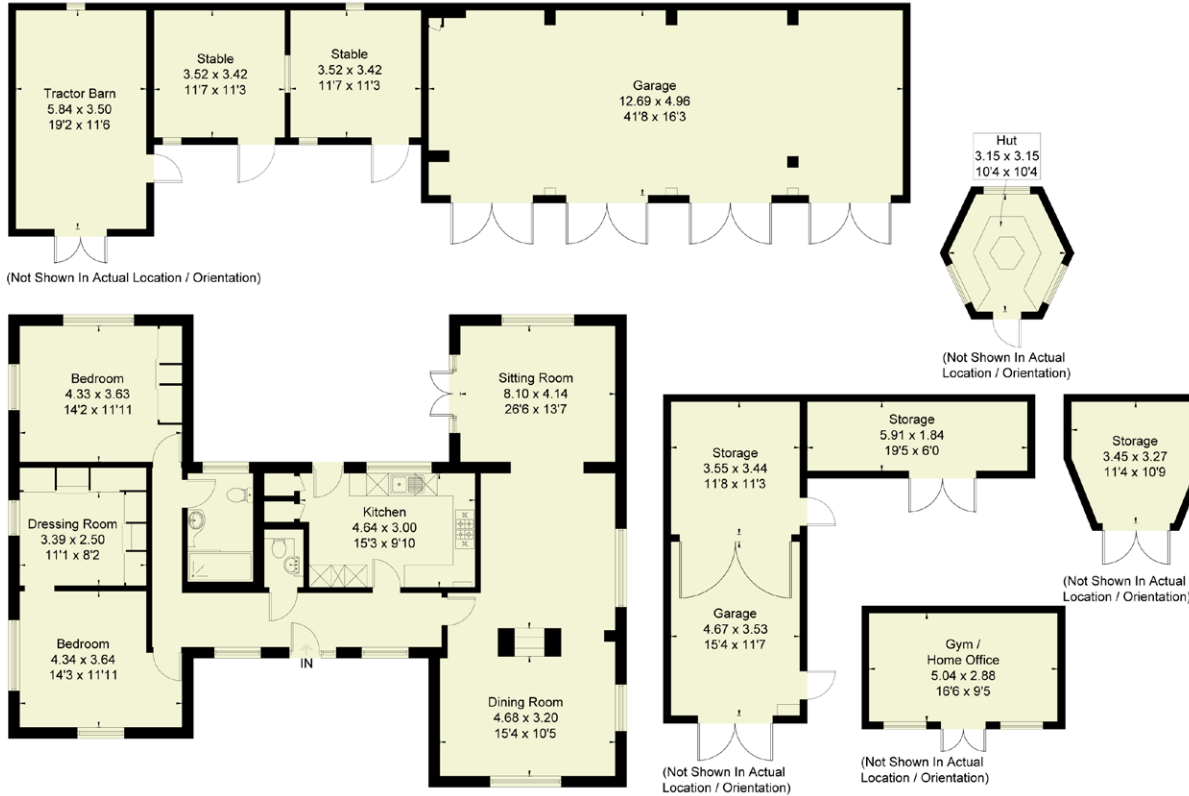
Set in an elevated position to the front of the property is a superb entertaining and party area, complete with a Scandinavian Cabin connected to electricity, landscaped planting and a gravelled firepit area, all designed to take full advantage of the wonderful views across neighbouring farmland. The gardens continue to wrap around the front, side and rear of the bungalow and are mainly laid to lawn, with a pretty path leading to the front door and well-established, colourful borders. To the rear of the house, the outdoor entertaining space is particularly impressive with direct access from both the kitchen and sitting room, a decked area, paved courtyard terrace and a useful home office/gym.

The property offers a rare and exciting opportunity: a beautifully modernised bungalow set within meticulously maintained and landscaped grounds, with an exceptional range of outbuildings, a paddock and further potential should a buyer wish, subject to planning.

SITUATION

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 approximately 2 miles away with deer park, farm shop, and cafe / restaurant. There are a number of good footpaths and bridleways in the surrounding area including the South Downs Way, the Serpent Trail and Sussex Border Path.

Approximate Floor Area = 133.7 sq m / 1439 sq ft
 Outbuildings = 180.8 sq m / 1946 sq ft
 Total = 314.5 sq m / 3385 sq ft
 (Including Garages)



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity, calor gas in underground tank. Septic tank.

Broadband availability

Superfast available according to Ofcom.

Mobile/Internet Coverage

Good outdoor, variable in-home according to Ofcom.

Tenure

Freehold with vacant possession.

Construction

Brick with tiled roof.

Local Authority

Chichester District Council
www.chichester.gov.uk

01243 785166

Council Tax Band: E

EPC

F25

Postcode

GU31 5EA

Directions

From Petersfield/A3 head east along the A272 towards Midhurst. Once in Rogate continue through past the shop and church and Downlands will be found on the right hand side just after the garage.

Parking

Driveway parking.

What3Words

///quote.picnic.relax

Viewings

By appointment with BCM Wilson Hill only

NB These particulars are dated March 2026.

IMPORTANT NOTICE

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Petersfield

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