



THE COACH HOUSE

Red House Court, Rogate, West Sussex GU31 5HE



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An attractive four bedroom detached home in a village location - offering excellent ground floor accommodation and a beautiful garden with the benefit of a separate paddock.

Accommodation

4 Bedrooms (including ground floor Bedroom) | Sitting Room | Dining Room | Garden Room | Office | 3 Bath/Shower Rooms | Cloakroom | Large Kitchen with adjoining Breakfast Room and Utility Room | Parking and Double Garage | Garden and Paddock of approximately 1.25 acres (0.51 ha) | 2995 sqft (278.3sq m) | EPC: D55

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





THE COACH HOUSE

The Coach House is a fantastic four-bedroom detached home offering excellent ground floor accommodation, a beautiful garden, and the benefit of a separate paddock.

There is a wonderful feel from the moment you step into the entrance hall, which continues throughout the property. The kitchen is a good size, with four door electric AGA, a large utility area, and a sunny adjoining breakfast room with doors opening onto the terrace. A well-proportioned dining room is also next to the kitchen, ideal for entertaining. The spacious sitting room has a feature fireplace and double doors leading into an impressive garden room. In addition, there is a ground floor double bedroom with an ensuite shower room as well as an office and separate cloakroom. Upstairs, there are three further double bedrooms. The main bedroom has an ensuite bathroom, there is also a family bathroom.



OUTSIDE

To the front of the house there is a pretty front garden and driveway parking. There is further parking opposite the house and also in front, and to the side, of the double garage. The majority of the garden sits to the rear of the house, a terrace can be accessed from both the kitchen, dining room and garden room. The garden is laid mainly to lawn and has been well landscaped and planted over the years. Separately, down a private track there is a paddock which offers endless outside potential for hobbies or interests. In all approximately 1.25 acres.



SITUATION

The property is located in 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 = 203.5 sq m / 2190 sq ft
Outbuilding = 74.8 sq m / 805 sq ft
Total = 278.3 sq m / 2995 sq ft (Excluding Void)



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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

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

Broadband availability

Superfast available (Ofcom)
Mobile Coverage – Limited (indoors); Likely (outdoors) (Ofcom)

Tenure

Freehold with vacant possession.

EPC Rating

D55

Local Authority

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

Council Tax

Band G

Postcode

GU31 5HE

What3Words

///pencil.paddlers.romance

Directions

On arriving at Petersfield from the north on the A3 take the first exit at the roundabout signed to Midhurst (A272). After approximately 2/3 of a mile, turn right onto the A272 towards Midhurst proceeding for approximately 3 miles to Rogate. Upon reaching the village centre, turn right at the church and the entrance to Red House Court will be found after approximately a hundred yards on the left hand side, and The Coach House is the first house on the left fork of the driveway.

Viewings

By appointment with BCM Wilson Hill only

Selling Agent

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NB Brochure and photographs dated May 2026.

Petersfield

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