

The image shows a bright, modern dining room with a large window that looks out onto a lush green garden and a rolling countryside. In the foreground, there's a wooden dining table set with plates and a vase of flowers. To the left, a purple sofa is partially visible. The floor is covered in light-colored wood. The window frame is white, and the view outside is framed by a wide white sill. The garden has a dense green hedge, and beyond that, there are trees and fields under a blue sky with some clouds. The overall atmosphere is peaceful and bright.

OWLS CORNER

Rogate, Petersfield GU31 5HU



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A newly renovated family home offering spacious accommodation and outstanding rural views on a large plot

Accommodation

3/4 bedrooms | Beautiful open plan kitchen/sitting/dining room
| Utility room | 1/2 reception rooms | Generous entrance hall | 3 bathrooms
(2 en suite) | Garden shed, gardener's WC | Single garage, driveway parking
| Approx 2,131 sq ft (198 sq m) | Garden and grounds approximately
0.45 acre | EPC tbc

Rogate 1 mile | Petersfield 5 miles | Midhurst 5.5 miles
| London Waterloo from Petersfield from 63 minutes
| Mileages and times approximate





OWLS CORNER

Originally built as a bungalow Owls Corner has been transformed by the current owners into a fabulous spacious modern home. The welcoming entrance hall creates an instant sense of space and leads on to the large open plan Kitchen/Sitting/Dining Room. The kitchen area is very well appointed with modern appliances, a generous island and plenty of storage. The Sitting/Dining area is a wonderful light filled space with 180 degree views of the countryside created by huge sliding doors and large windows. A useful utility room with door to outside is at the back of the kitchen and there is a gardener's WC accessed from the garden. The main bedroom has a dressing area with fitted cupboards and an ensuite shower room, and there are 2 further double bedrooms and a family bathroom on the ground floor. Upstairs is a fabulous bedroom with ensuite bathroom which is a very versatile area depending on requirements.

OUTSIDE

A driveway leads off the country lane to a large parking area and the garage with an electric charging point. The garden wraps around the house and is enclosed by hedging and fencing. A pretty border next to the path to the front door and the remainder of the garden is mainly laid to lawn with a number of mature trees giving year round interest and character. A wonderful terrace runs along the back of the house which is ideal for entertaining, relaxing and enjoying the abundant wildlife and spectacular sunsets over the neighbouring fields.

SITUATION

Owls Corner is in beautiful countryside off a rural lane to the south 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 more 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, 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





GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity and drainage. Heat pump.

Broadband availability

Standard broadband available (Ofcom).

Mobile/Internet Coverage

Good outdoor, variable in-home (Ofcom).

Tenure

Freehold with vacant possession.

Construction

Brick

Local Authority

Chichester District Council

www.chichester.gov.uk

01243 785166

Council Tax

Band D

EPC

tbc

Postcode

GU31 5HU

Directions

On arriving at Petersfield from the north on the A3 take the first exit signed to Midhurst (A272). After approximately 2/3 of a mile, turn right onto the A272 towards Midhurst proceeding for about 3 miles to Rogate. Upon reaching the village centre, turn right at the church and continue south towards South Harting. After approximately 1 mile the property will be found on your right.

What3Words

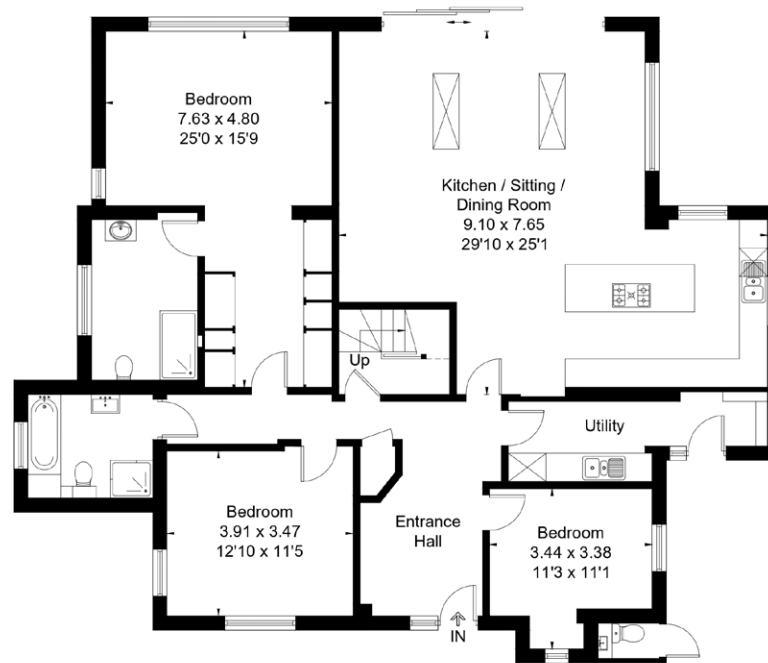
///arrived.enlarge.establish

Viewings

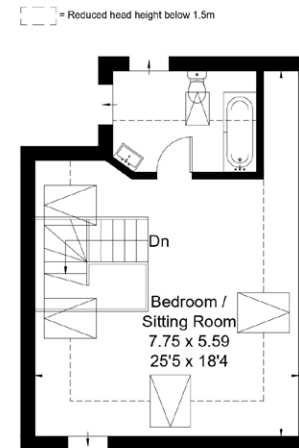
By appointment with BCM Wilson Hill only

NB These particulars are as at June 2026.

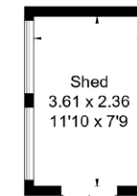
Approximate Floor Area = 198.0 sq m / 2131 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Outbuilding = 1.0 sq m / 11 sq ft
 Total = 212.2 sq m / 2284 sq ft
 (Excluding Shed)



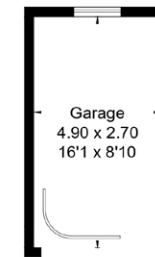
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

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Petersfield

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