



Fyning, Rogate, Petersfield, Hampshire, GU31

Guide Price: £725,000 Freehold

A pretty cottage in the village of Rogate with garaging, parking and gardens.

Three bedrooms, family bathroom, separate WC and basin, two reception rooms, kitchen/breakfast room, two single garages, parking and garden.

EPC Rating: "F" (34).

Winkworth

for every step...

winkworth.co.uk/Petersfield 01730 267274



DESCRIPTION

A pretty cottage believed to have been rebuilt in 1946 using reclaimed stone and timbers to provide excellent family living with a wealth of character features. The layout can be seen within the floorplan which offers well-proportioned accommodation throughout and unusually for a house of this style and character, there are good ceiling heights. Upstairs, there are three bedrooms, all are large enough to accommodate double beds, one of which has an adjoining WC and basin, and there is a separate family bathroom. Outside, the house is approached through a gate leading to the front door. The garden lies to the rear and is mainly laid to lawn with a variety of mature borders, a summer house and there is a drive leading to a single garage. There is a second garage accessed by a separate shared drive which sweeps beyond the back of the garden and is situated above the other garage. The current owners have completely overhauled the roof and an internal viewing is strongly recommended to fully appreciate the charm and character which the property has to offer. The property is situated in a semi-rural position which benefits from an abundance of walks in the South Downs, with a public footpath through fields and forests situated just a few yards from the property.



LOCATION

The property is situated at the bottom of Fyning Lane, close to the centre of Rogate, a popular village with its own church, primary school, pub and shop. Further amenities can be found in Petersfield, a little over four miles to the west. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, Tesco, M&S Food, and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School (TPS) and Midhurst Rother College.

LOCAL AUTHORITY

Chichester District Council. Band F.

SERVICES

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

DIRECTIONS

From Petersfield, proceed in an easterly direction along the A272 towards Rogate and Midhurst. Upon reaching the crossroads in the centre of the village, continue straight on and pass the village garage on your right. The property is situated at the bottom of the hill on your left, just before Fyning Lane, which is also on your left. Please note for viewings, please park in the layby on the opposite side of the road to the house.


Ref: AB/240042/2

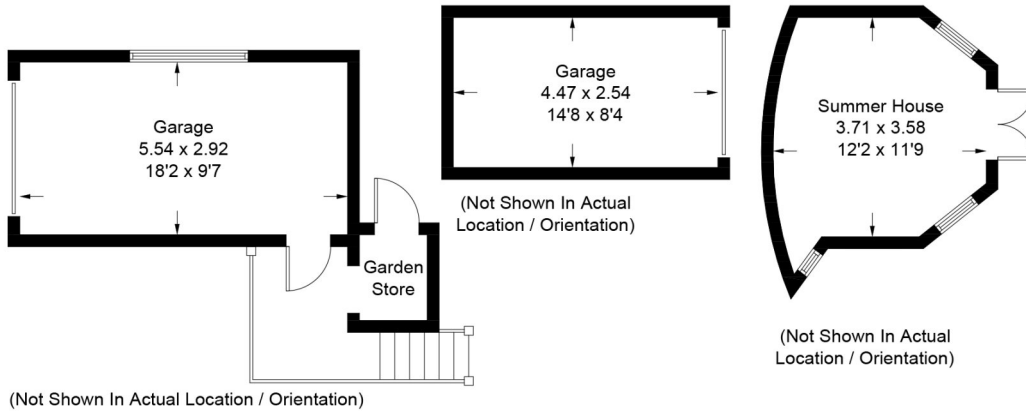


Pond Cottage, Fyning, GU31

Approximate Gross Internal Area = 156.1 sq m / 1680 sq ft
 Outbuildings = 41.3 sq m / 444 sq ft
 Total = 197.4 sq m / 2124 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.