



## Dangstein Road, Rogate, Petersfield, Hampshire, GU31

Guide Price: £1,250,000 Freehold

Towards the fringes of the popular village of Rogate, a detached family house set within gardens and grounds of 1 acre.

Main bedroom with en suite bathroom, guest bedroom with en suite shower room, 2 further bedrooms, family bathroom, hall, drawing room, dining room, kitchen/breakfast room, utility room, boot room, double garage, carport, workshop and gardens. In all, approximately 1.08 acre.

EPC Rating: "C" (71).

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## DESCRIPTION

The property is a detached family home with brick elevations under a tiled roof and accommodation over both floors. Believed to have been originally built in the early 1980's, the current owners bought the house in 2001 and you can see why they've been settled there for so long. The layout can be seen in the floorplan but of particular note is the triple aspect drawing room with an open fire and sliding doors which lead out to the garden. The double aspect kitchen/breakfast room has a southerly aspect over the garden, is fitted with matching floor and wall mounted units and there is a separate dining room, utility room and boot room. From the hall, stairs rise to the first floor landing, off which are four bedrooms, one of which is currently used as a study, and a family bathroom. The main bedroom has its own ensuite bathroom with a separate shower and a guest bedroom also has an ensuite shower room. Outside, the house is approached through an electric five-bar gate onto a drive with ample parking and there's a detached double garage, carport and workshop. The gardens lie predominantly on the south side of the property with an array of mature shrubs, trees and borders. In all, the property lies in gardens and grounds of approximately 1.08 acre. An internal viewing is strongly recommended.



## LOCATION

The property is situated in a semi-rural location on the fringe of the popular village of Rogate on what is locally known as The Top Road. The village boasts a number of its own amenities including a church, primary school and shop. Further amenities can be found in Petersfield, less than 5 miles to the west and Midhurst, approximately 7 miles to the east. The towns offer a choice of supermarkets, including Waitrose, M&S Food, Tesco and numerous boutiques, cafes and traditional shops. Petersfield and Liss train stations provide a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. There are many active clubs and societies in the area including several golf courses, 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, Seaford College, Midhurst Rother College, Bohunt and The Petersfield School.

Services: Mains water and electricity, oil fired central heating and private drainage.

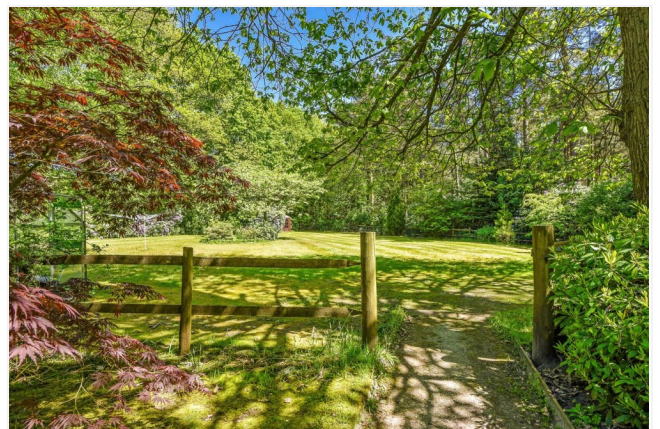
Ref: AB/180201/1.

## LOCAL AUTHORITY

Chichester District Council.

## DIRECTIONS

From Petersfield, proceed in an easterly direction along the A272 towards Rogate and Midhurst. In the centre of Rogate, turn left at the crossroads and continue out of the village. After approximately 1 mile and on reaching a crossroads on the crest of a hill, turn right signed to Chithurst. The property is the first house on your right after approximately 200 metres or so.



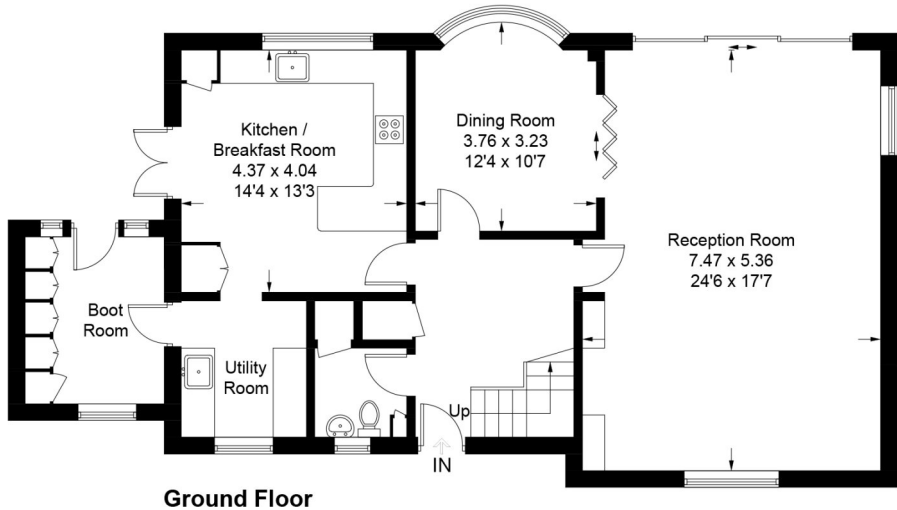
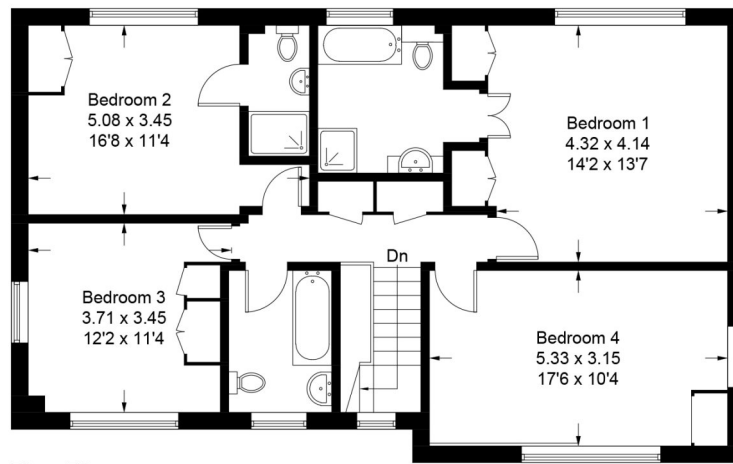
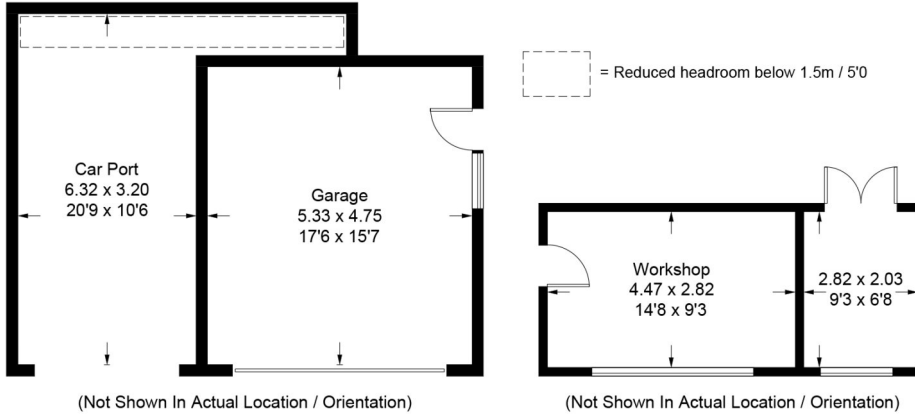
# Dangstein Road, Rogate

Approximate Gross Internal Area = 191.0 sq m / 2056 sq ft

Outbuildings = 44.0 sq m / 474 sq ft

Total = 235.0 sq m / 2530 sq ft

(Including Garage / Excluding Car Port)



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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 2023.

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