



Oak Cottages, Rogate, Petersfield, GU31

Offers Over: £550,000 *Freehold*

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In an elevated position, a pretty, end of terrace cottage with its own drive, parking and south-facing gardens.

KEY FEATURES

- Pretty end-of-terrace cottage
- Situated in a sought-after location
- Beautifully presented throughout
- Three reception rooms
- Three bedrooms
- Front terrace and garden
- Driveway parking and single garage



Petersfield

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DESCRIPTION

Nestled in a sought-after location, this beautifully presented three-bedroom end-of-terrace cottage offers a wonderful blend of character and charm. With brick elevations under a tiled roof, accommodation is over two floors. The layout can be seen in the floorplan but of particular note are the high ceilings and large windows allowing light to flow through the accommodation which includes a sitting room, dining room, kitchen and snug on the ground floor. Stairs rise to three generous bedrooms which provide ample living space for families and professionals alike, while the abundance of period features enhances the home's unique appeal. Outside, the house is approached by a gravel drive with ample parking leading to a single garage. To the right of which, steps lead up towards the front door. On top of the garage, there is a paved terrace within a peaceful and private setting making it an ideal place for both relaxation and entertaining. The garden is largely laid to lawn with a variety of mature borders and hedging and being largely on the south side of the house is the ideal spot to unwind during the summer months.

ACCOMMODATION

Porch, sitting room, dining room, kitchen, breakfast room/snug, downstairs w/c, three double bedrooms, family bathroom, front and rear garden, ample driveway parking and a single garage.

LOCATION

The property is situated in a semi-rural location towards the fringes of the popular village of Rogate. The village boasts a number of its own amenities including a church, primary school, pub and shop. Further amenities can be found in Petersfield, approximately 5 miles to the west and Midhurst, approximately 5.5 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 train station provides 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, sailing along the South Coast and being in the heart of The South Downs National Park, the surrounding countryside is renowned for its natural landscapes and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Midhurst Rother College.

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 SsangYong Garage on your right. At the bottom of the hill, turn left into Fyning Lane. Proceed up the lane and after a few hundred metres, the road bends to the right. The property is after a further 150 metres or so on your left.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick and tile

Services: Mains water, electricity and drainage. Oil-fired central heating.

Council Tax: Chichester District Council. Band: "E"

EPC Rating: "C" (69)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, the property has never flooded

Mobile Signal: Good outdoor (Ofcom)

Broadband Availability: Superfast (Ofcom)

Parking: Driveway parking and single garage

Viewings: Strictly by appointment via Winkworth Petersfield

WHAT3WORDS: ///twilight.urban.finalists

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Petersfield

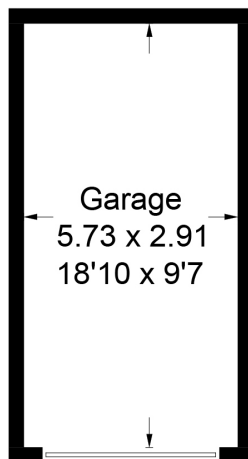
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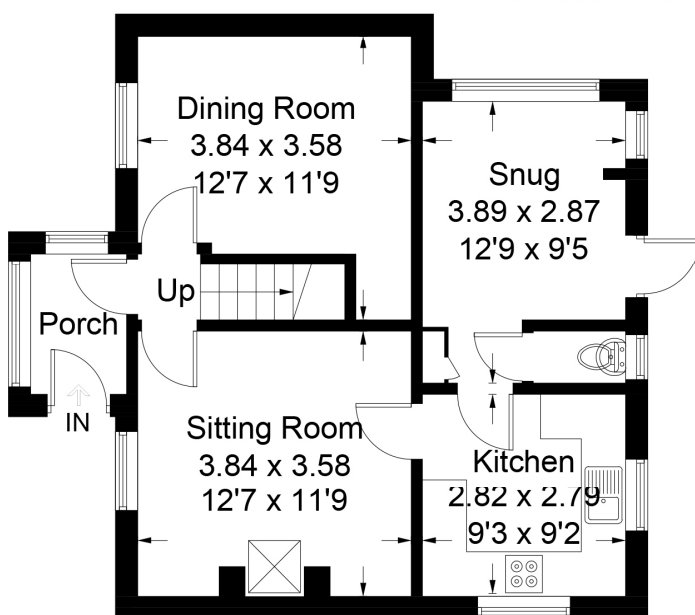
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Fyning Lane, GU31

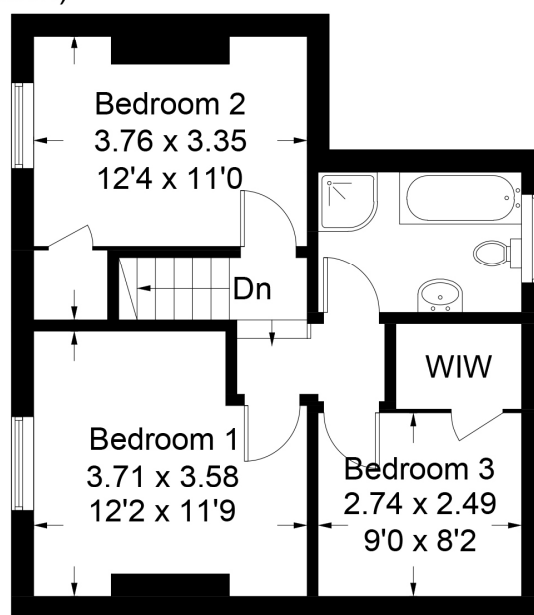
Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft
 Garage = 16.7 sq m / 180 sq ft
 Total = 112.0 sq m / 1206 sq ft



(Not Shown In Actual
Location / Orientation)



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 2026.

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