



West Street, Rogate, Petersfield, GU31

Guide Price: £700,000 *Freehold*

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In the heart of the village, a well-presented detached home with off-street parking and manageable gardens.

KEY FEATURES

- A well-presented modern detached home
- Situated in the heart of Rogate
- Large, double aspect kitchen/breakfast room
- Ability to live on the ground floor
- Off-street parking and manageable gardens
- No onward chain



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DESCRIPTION

The property is a detached, modern home with brick elevations under a tiled roof, accommodation over two floors, the layout of which can be seen in the floorplan. A particular feature is the large, double aspect kitchen/breakfast room with matching floor and wall mounted units and plenty of room for a family-sized table. The sitting room has an aspect to the front and there is an additional reception room to the rear of the property. As this room has a spacious en suite shower room, it offers an option to live on the ground floor if desired. From the hall, stairs rise to the first floor landing, off which are three further bedrooms and a family bathroom. Outside, the house is approached by a drive with off-street parking for three to four cars. There is a small amount of garden on all sides of the property which has been designed to require minimal maintenance. In all, the property lies in a plot of approximately 0.1 of an acre. With the flexible layout the house has to offer, taking into account the downstairs bedroom suite, the property would suit a whole host of buyers including downsizers and families alike.

LOCATION

The property is situated in the heart of the popular village of Rogate, located in the South Downs National Park. The village benefits from a church, primary school and a thriving shop with Post Office. Both the market town of Petersfield (approximately 4 miles to the west) and the historic town of Midhurst (approximately 5 miles to the east) provide a variety of shops, restaurants, local amenities and recreational facilities. Petersfield provides a mainline station with direct trains to London Waterloo taking a little over one hour. There is golf available at Petersfield, Midhurst 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 Rogate Primary School, Bedales, Churcher's College, Ditcham Park, The Petersfield School and Midhurst Rother College.

DIRECTIONS

From Petersfield, proceed in an easterly direction along the A272 towards Rogate and Midhurst. The property is in the centre of the village on your right, by a bus stop and opposite the village shop.

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MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick elevations under a tiled roof.

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

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

EPC Rating: "C". (73).

Ground Rent: N/A

Rights & Easements: None known

Mobile Signal (Ofcom). EE, O2 and Vodafone: Good outdoor. Three: Variable outdoor.

Broadband Availability (Ofcom): Superfast.

Parking: There is a driveway with parking for 3-4 cars.

Viewings: Strictly by appointment with Winkworth Petersfield

What3words: ///cassettes.shape.bands

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Approximate Gross Internal Area = 139.6 sq m / 1503 sq ft
(Excluding Eaves)



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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