



## Lower Barn, Haben Farm, Rogate, Hampshire, GU31

Offers in Excess of: £800,000 *Freehold*

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An attached Sussex converted barn with south-facing views over farmland towards the River Rother.

### KEY FEATURES

- Attached Sussex barn conversion
- Situated in a semi-rural village location
- Versatile living accommodation
- South-facing views over farmland
- Double car barn, off-street parking and garden



Petersfield

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#### DESCRIPTION

An attached converted Sussex barn with south-facing views over farmland towards the River Rother. The split-level accommodation can be seen in the floorplan, but of particular note is the spacious, dual aspect reception room which is filled with light and enjoys a wonderful outlook over the countryside. There is also a log burner, wooden flooring and oak beams. Upon entering to the front of the property, the hall leads to a very useful study with a bespoke wooden desk, drawers, cupboards and wall mounted shelving units. This room could be used as a fourth bedroom if required. There is a family bathroom and two double bedrooms which complete the ground floor. Stairs take you down to the lower ground level which can also be accessed externally to the rear. Here, there is a hall which leads to a good-sized kitchen and a separate dining room/family area which make a great entertainment space. From the ground floor, there are stairs that rise to the main reception room, off which lies the principal bedroom with an ensuite shower room and built-in wardrobes. The garden lies to the rear and can be accessed directly from the lower ground floor, or externally via a wooden gate to the side of the property. It is predominately laid to lawn with shrubs and hedging which make it a lovely place to unwind throughout the warmer months. To the front of the property, there is a gravel driveway with an off-street parking space, a patio area, and a brick-built car-barn providing parking for two cars.

#### ACCOMMODATION

Principal bedroom with ensuite shower room, two additional bedrooms, family bathroom, study/bedroom four, kitchen, dining room, living room, garden, patio, double carport and off-street parking.

#### LOCATION

The property is situated just to the south of Rogate, a popular village with its own church, primary school, shop and public house. Further amenities can be found in Petersfield, approximately five 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, The Petersfield School (TPS) and Midhurst Rother College.

#### DIRECTIONS

From Petersfield, proceed in an easterly direction along the A272 towards Rogate and Midhurst. Upon reaching the centre of the village with the church ahead of you on your right, turn right. Proceed up the lane and leave the village. As you approach a hump-backed bridge over the River Rother, turn right into Haben Farm and the property is on your right after a short distance.



## MATERIAL INFORMATION

**Method of Sale:** Private treaty

**Tenure:** Freehold

**Construction:** Stone and brick elevations under a slate roof  
**Services:** Mains electricity, water and drainage. Electric night storage heaters are backed up by a woodburner

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

**EPC Rating :** "D" (62)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** A neighbouring property has a right of way over part of the drive

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

**Mobile Signal:** Limited (Ofcom)

**Broadband Availability:** Superfast available (Ofcom)

**Parking:** There is a car barn with parking for two cars and off-street parking

**Viewings:** Strictly by appointment with Winkworth Petersfield

**What3Words:** mango.copycat.harmonica

**Ref:** AB/120054/1



### Important Notice

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Petersfield

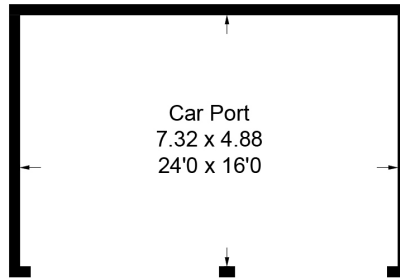
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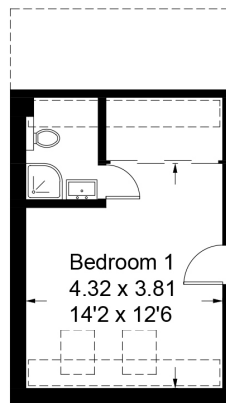
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# Haben Farm, GU31

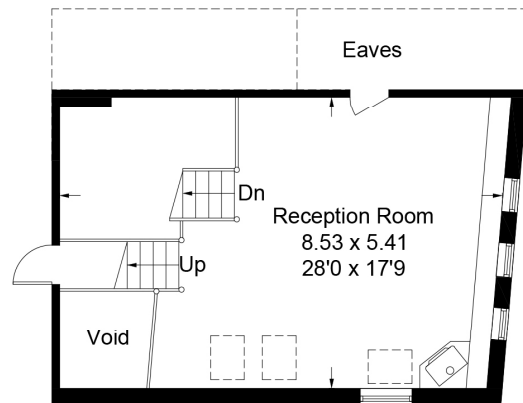
Approximate Gross Internal Area = 169.9 sq m / 1829 sq ft  
(Excluding Carport)



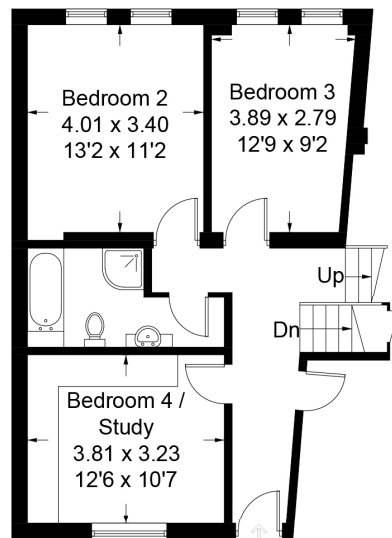
(Not Shown In Actual  
Location / Orientation)



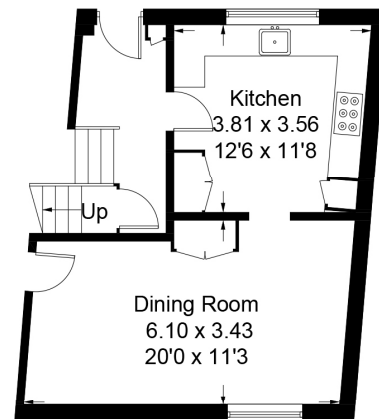
**Second Floor**



**First Floor**



**Ground Floor**



**Lower Ground 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 2025.

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