



Weydown Cottage, Rogate, Hampshire GU31

Guide Price: £1,650,000 *Freehold*



Accessed via a long sweeping driveway, a detached family house situated in grounds of approximately 3.8 acres.

KEY FEATURES

- Edge of village location
- Deceptively spacious accommodation
- In all, approximately 3.8 acres
- No onward chain
- Superb development opportunity (STPP)

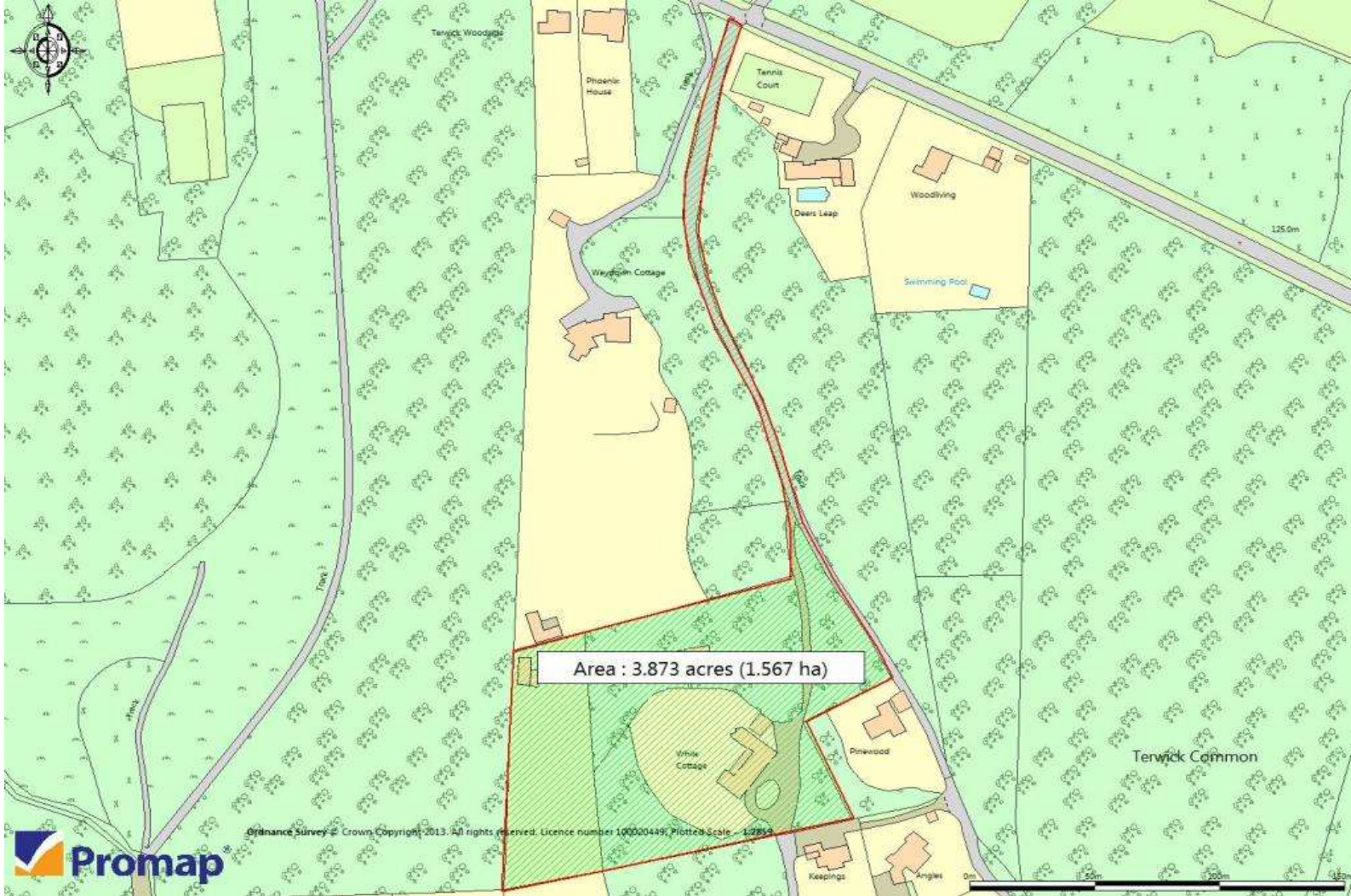


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DESCRIPTION

For anyone who is looking for their own little oasis, this is the house for you. With deceptively spacious accommodation, totalling 2,688 sq. ft. principally over the one floor, there's enough room for the whole family and friends. Inside, the tremendous drawing room with open fireplace and picture windows overlooking the grounds is fabulous for entertaining in all seasons. There is a separate family room and study. The kitchen/breakfast room is fitted with matching floor and wall mounted units with sliding doors to the conservatory. To accommodate your guests there are four bedrooms, two shower rooms and a bathroom to the main bedroom. A particular feature of the house are the grounds, extending to approximately 3.8 acres. With a double garage and a former stable block (converted into additional garaging), there is endless room for anyone to keep their classic cars. There's even a pool to keep the kids occupied during the summer months. Subject to the usual consents, there may be the possibility of further extensions or remodelling.

ACCOMMODATION

Main bedroom suite, guest bedroom suite, 2 further bedrooms, family shower room, drawing room with dining area, family room, study, kitchen/breakfast room, conservatory, garaging, gardens and former stabling. In all, approximately 3.8 acres.

LOCATION

The property is situated in a semi-rural location on the fringe of the popular village of Rogate. The village boasts a number of its own amenities including a church, primary school, shop and public house. Further amenities can be found in Petersfield, less than 6 miles to the west and Midhurst, approximately 6 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 and sailing along the south coast. There are many excellent schools in the area including Churcher's College, Bedales, Ditcham Park, Seaford College, Charterhouse in Godalming and King Edward's School, Witley.

DIRECTIONS

From Petersfield, proceed in an easterly direction along the A272 towards Rogate and Midhurst. Continue through Rogate, passing the church and the Renault Garage on your right. At the bottom of the hill, turn left into Fyning Lane. On reaching the end of Fyning Lane, turn left. Proceed for a few hundred metres and the drive for the property can be found on your left hand side.

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MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick and tile

Services: Mains water and electricity, oil fired central heating and private drainage (septic tank)

Council Tax: East Hampshire District Council. **Band:** "G" **EPC Rating:** "D" (62)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

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

Restrictions: Within the South Downs National Park

Mobile Signal: Likely (Ofcom)

Broadband Availability: Superfast (Ofcom)

Parking: Ample driveway parking and two garages **Viewings:** Strictly through Winkworth Petersfield **WHAT3WORDS:** types.mock.standards

*Please note that there is a secondary access via Terwick Rise.



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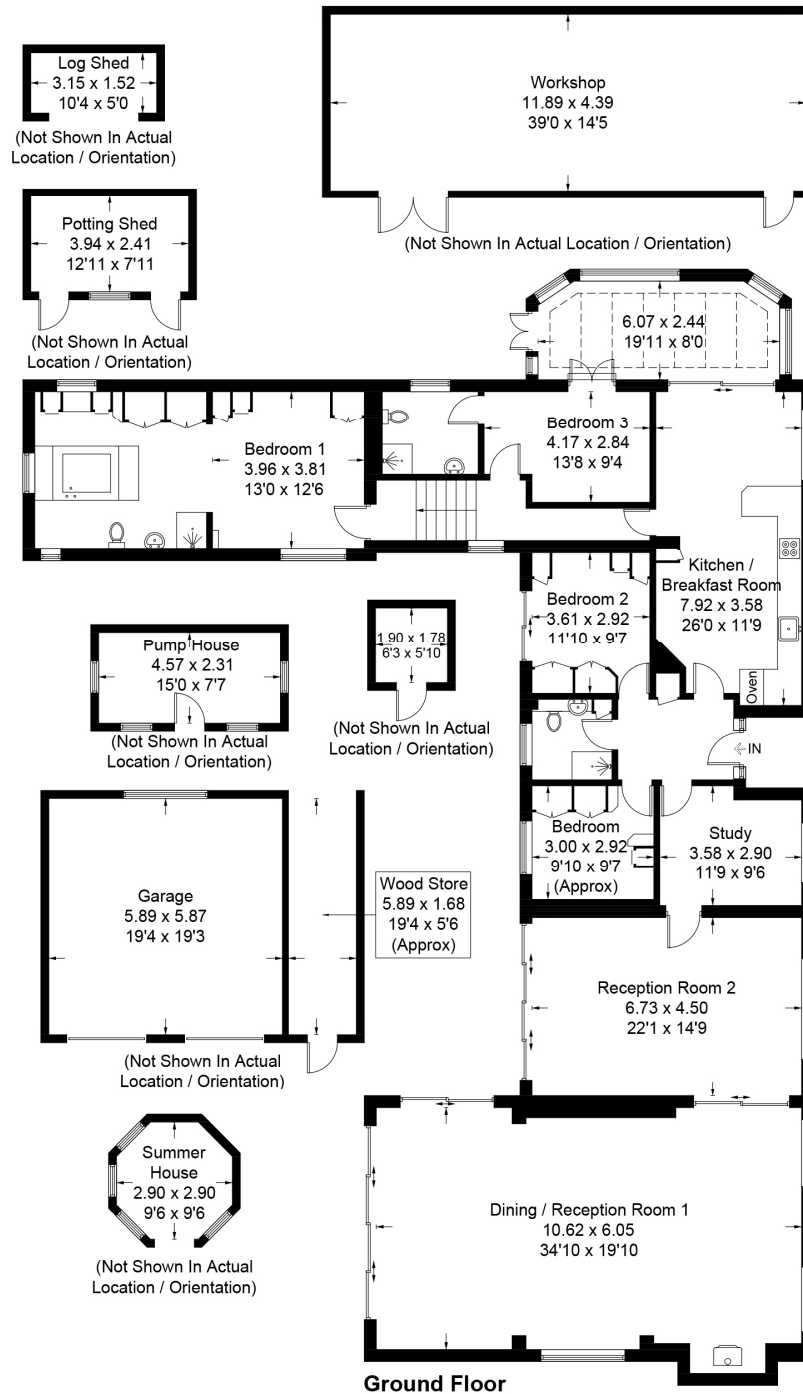
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Rogate, GU31

Approximate Gross Internal Area = 249.7 sq m / 2688 sq ft
 Outbuildings = 132.8 sq m / 1430 sq ft
 (Including Garage)
 Total = 382.5 sq m / 4118 sq ft



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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