



## Durford Abbey Cottages, Rogate, Hampshire, GU31

Offers Over: £650,000 *Freehold*

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A pretty characterful semi-detached cottage with a south-facing garden and uninterrupted views over the South Downs National Park.

### KEY FEATURES

- Pretty semi-detached cottage
- Very well presented throughout
- South-facing garden
- Incredible views over the South Downs National Park
- Rural location
- No onward chain



Petersfield

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### DESCRIPTION

A pretty semi-detached cottage with breathtaking south-facing views over rolling hills and open countryside. Believed to originally date from the 1890's, this characterful property is situated in a rural setting at the end of a no-through lane. With part tile hung and brick elevations under a tiled roof, the accommodation is arranged over two floors. The layout can be seen in the floorplan, but of particular note is the large sitting room with a wood burner which is ideal in the winter months and an open-plan kitchen/dining area with doors leading out to a lovely patio. There is also a downstairs shower room on the ground floor. From the hall, stairs rise to the first-floor landing, off which are three double bedrooms and a family bathroom. The principal bedroom has a picture window and benefits from uninterrupted views over the South Downs as well as a large built-in wardrobe. There is also walk-in airing cupboard, and the loft is full boarded making it great for storage. To the front, the house is approached via a pedestrian path flanked by lawn leading to the front door. The rear southerly facing garden can be accessed either through the house or via the side entrance where there is a seating area, a small brick-built outbuilding and a garden shed. Predominantly laid to lawn, the garden which is enclosed by a variety of mature borders and features an established apple tree and a small idyllic pond which compliments the open views. This property needs to be seen to fully appreciate its situation, and the array of countryside walks accessible from the doorstep.

### ACCOMMODATION

Entrance hall, sitting room, kitchen/dining area, downstairs shower room with w/c, three double bedrooms, family bathroom, front and rear gardens, brick-built store and garden shed.

### LOCATION

The property is situated in a cluster of houses at Durford Abbey down a no-through lane, between Petersfield and Rogate within The South Downs National Park. Petersfield lies 3 miles to the west and offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The station provides a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The recently opened tunnel at Hindhead now provides congestion free travel north along the A3 to Guildford and London. 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 excellent state and independent schools including The Petersfield School (TPS), Churcher's College, Beddles, Ditcham Park, Charterhouse in Godalming and King Edward's School, Witley.

### DIRECTIONS

From Petersfield town centre, proceed up Ramshill, passing Churcher's College on the right. At the roundabout, take the second exit signposted to Midhurst. Continue straight on, passing the Half Moon Public House on the left. As the road climbs, turn right towards Midhurst along the A272. Follow the road a little over a mile and turn right down an unmarked lane, marked by two bollards either side of the access (if you get to the West Harting turning, you've gone too far). Proceed down the lane and the property is situated immediately after a sharp corner to the left at the end of the no-through lane straight ahead.

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## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Part tile hung and brick elevations under a tiled roof

**Services:** Mains electricity and water. Oil-fired central heating and shared private drainage.

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

**EPC rating:** "D" (55)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** None known

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

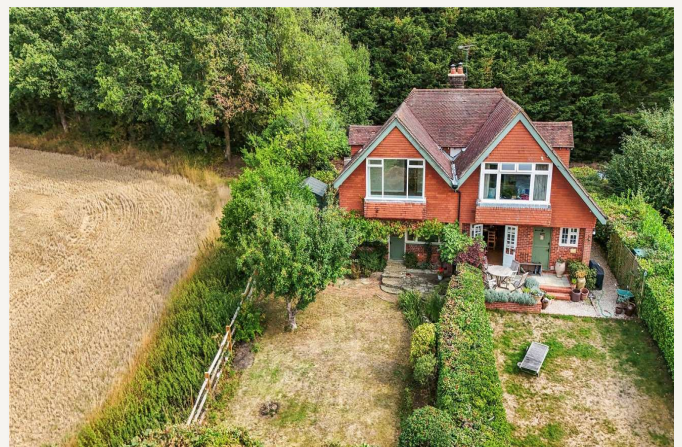
**Mobile Signal:** Good (Ofcom)

**Broadband Availability:** Standard (Ofcom)

**Parking:** On-street parking

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

**WHAT3WORDS:** ///advice.corrosive.interacts



### Important Notice

Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact. ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. iii) The information in these particulars is given without responsibility on the part of Winkworth or their clients. Neither Winkworth nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have Winkworth tested them. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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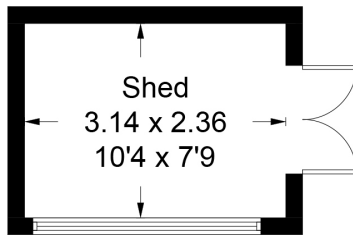
Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft

Outbuildings = 9.4 sq m / 101 sq ft

Total = 123.6 sq m / 1330 sq ft

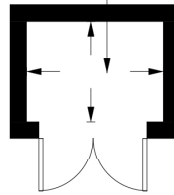


= Reduced head height below 1.5m

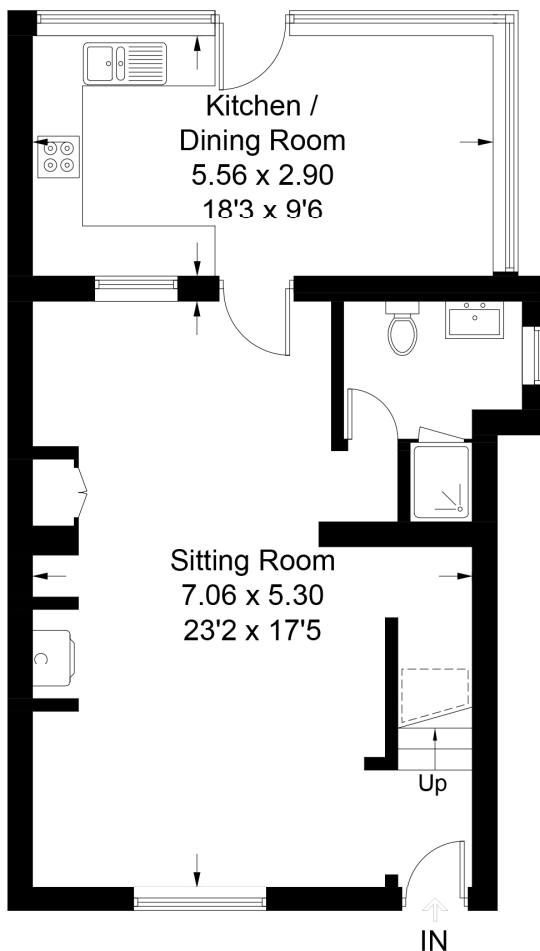


(Not Shown In Actual Location / Orientation)

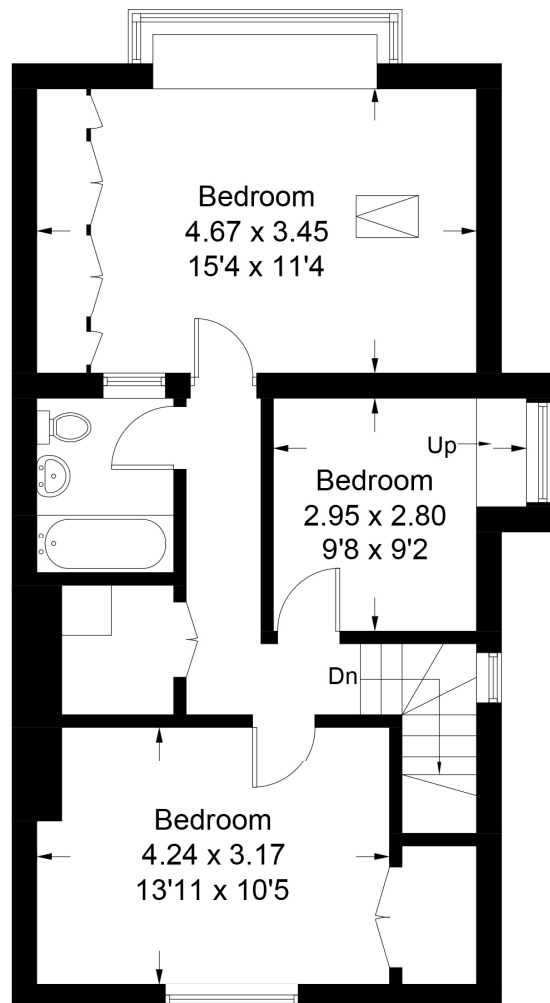
1.67 x 1.21  
5'6 x 4'0



(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 2025.

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