



The Red House

RED HOUSE COURT | ROGATE | WEST SUSSEX | GU31 5HE

Wilson | Hill

6 Bedrooms consisting of: Master Bedroom with Ensuite Bathroom and Dressing Room | Guest Bedroom with Ensuite Bathroom and Dressing Room
Bedroom 3 with Ensuite Shower Room | Bedroom 4 with Ensuite Bathroom | 2 Further Bedrooms | Family Shower Room | Reception Hall used as Study | Drawing Room
Dining Room | Kitchen/Breakfast Room | Cloakroom | Basement with Large Utility Room and Wine Cellar to one side | Double Garage | Parking
Grounds of about 1.8 Acres (0.739ha) consisting of garden and paddock | Stables
Petersfield 4.5 miles, Midhurst 5.5 miles, Chichester 15 miles, Guildford 25 miles, London 54 miles







| The Property

The Red House is a major portion of a converted Victorian country house in a lovely setting on the southern edge of the village, with large gardens and a paddock. On visiting the house, what strikes you immediately are the bright well proportioned rooms with good ceiling heights and of particular note are the drawing room and dining room. The accommodation is arranged over three floors together with a basement

and is very flexible in the way it can be used. There are 6 bedrooms, four of which have ensembles, then a large entrance hall which our client uses as a study, a good sized kitchen/breakfast room and the drawing and dining room. The gardens lie on the eastern side of the house with the paddock beyond. This is a great family house and one that has to be viewed to be truly appreciated.





| Location

Rogate is a highly sought after village just over 4 miles from Petersfield, with a thriving primary school, pub, village shop and church. Petersfield has a comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in just over an hour. The area is particularly blessed with an excellent range of schools including Bedales, Churcher's College, Ditcham Park and in the state sector TPS and Bohunt.

The A3 at Petersfield provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. There are a number of good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.





| Outside

Opposite the front of the house there are two areas of parking and in one of them is also located the double garage. There are small areas of woodland behind these parking areas. The bulk of the gardens lie to the rear of the house. Adjacent to the drawing room there is a large terrace area and beyond this the formal gardens with large open areas of lawn including a former grass tennis court, bounded in places by mature shrub and herbaceous borders, and in this area

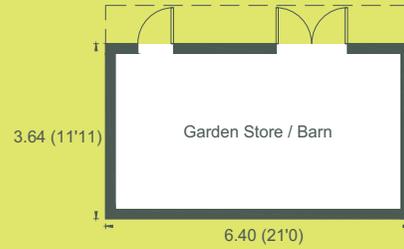
there is also an above ground swimming pool. The gardens have a real feel of a country house garden and to the rear of these there is a paddock where the stables are also located. These are made up of one large stable with a store to one side. The grounds total about 1.8 Acres (0.739 ha) in all. The rear part of the garden and paddock can be accessed via a separate access to the side shared with some of the other properties.



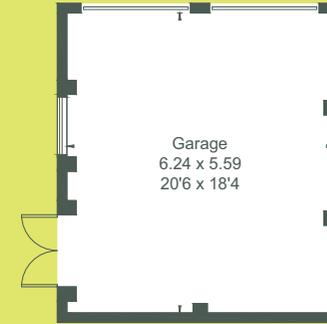
Approximate IPMS2 Floor Area = 305.6 sq m / 3289 sq ft
 Cellar = 29.6 sq m / 319 sq ft
 Garage / Garden Store / Barn = 54.5 sq m / 587 sq ft
 Limited Use Area = 2.5 sq m / 27 sq ft
 Total = 392.2 sq m / 4222 sq ft



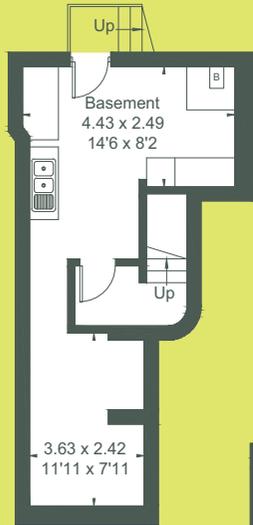
= Reduced head height below 1.5m



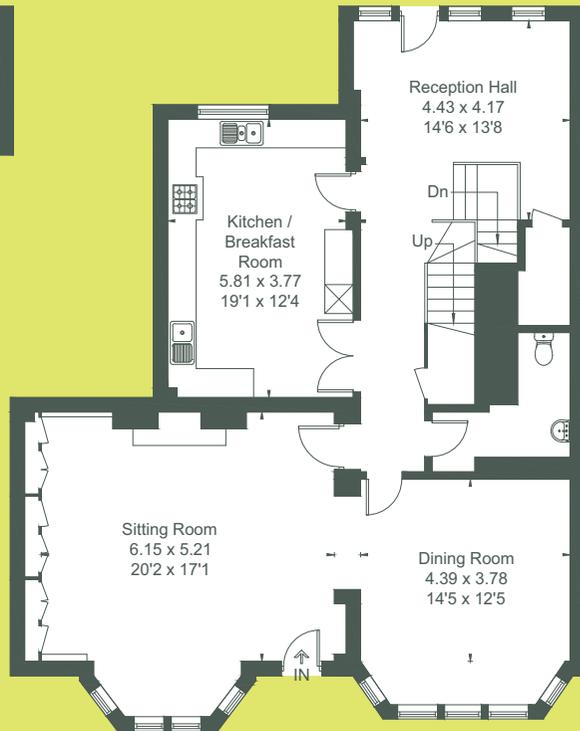
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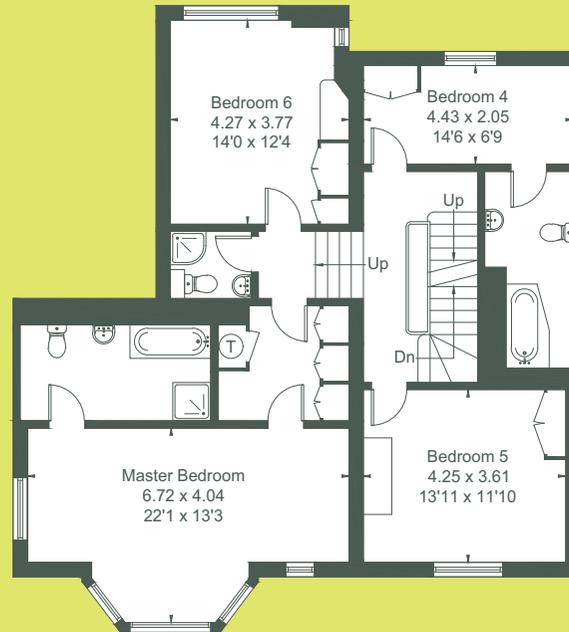
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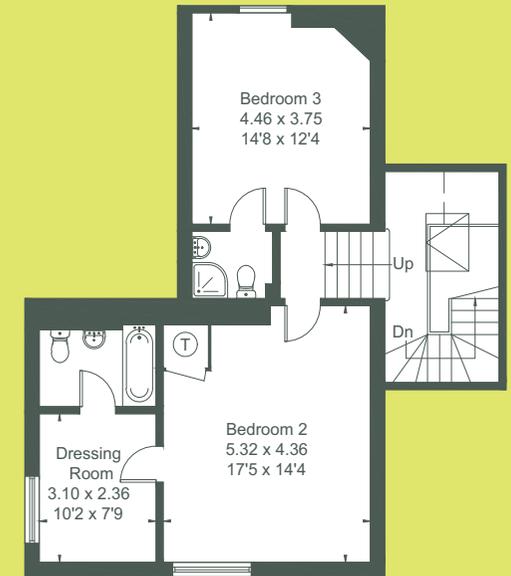
Cellar



Ground Floor



First Floor



Second Floor

Directions to GU31 5HE

On arriving at Petersfield from the north on the A3 take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and take the first exit on the left signed to Midhurst. Go through Sheet and on out of the village and up the hill and then turn right again following the A272 towards Midhurst. Go along for about 3 miles where you will come to Rogate. On arriving at Rogate proceed into the centre of the village and just before the church turn right at the crossroads signed towards Nyewood and Harting. Go up this lane for about 100 metres and then turn left into Red House Court. Follow the drive up and round to the right where you will see the parking for The Red House on the right. Having left your car the house is the middle of the three wings, directly opposite where you have parked.

Services: Mains water, electricity and drainage, oil fired boiler providing hot water and central heating via radiators.

Council: Chichester District Council
www.chichester.gov.uk 01243 785166

Council Tax: Band G

EPC: E51



Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated May 2019.

Viewing strictly by appointment

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