



## Little Slade

SLADE LANE | ROGATE | PETERSFIELD | GU31 5BN

Wilson | Hill

Master Bedroom with En Suite Bathroom | 2 Further Double Bedrooms, 1 with Dressing Room & Bathroom | Entrance Hall | Drawing Room | Dining Room | Sitting Room | Study & Library | Kitchen | WC/Shower Room | Utility Room | 4 Car Barn Garage with Stores and Studio Room over (Scope for ancillary accommodation subject to planning and listed building consents) | Lovely Mature Gardens and Grounds of about 0.64 of an acre (0.259 ha) backing onto fields

Petersfield 4.1 miles, Midhurst 6.6 miles, Liphook 6.2 miles, Chichester 16 miles, Guildford 23.3 miles, London 54.2 miles







## I The Property

Little Slade is a charming Grade II Listed thatched cottage in a timeless rural setting. The internal character includes exposed timber framing, floorboards and a lovely stone inglenook fireplace. In 2007 our clients substantially extended and refurbished the cottage, providing a contemporary twist to a period home with an ancestry dating back to the 17th Century or earlier. A linked wing provides a well proportioned drawing room with vaulted and cruck framed master bedroom suite over, all taking

advantage of the stunning country views towards the South Downs. The original cottage has two further bedrooms, a dressing room and bathroom upstairs ideal for guests and downstairs can flex to suit formal or more relaxed entertaining with the library, study, sitting room and dining room providing space for a variety of needs. The library and study could also be a self-contained fourth bedroom with the utility room providing scope for a shower/bathroom as needs dictate.





## Location

Little Slade is tucked away down a narrow country lane in the heart of the South Downs National Park. Although secluded, there are neighbouring properties and a working farm along the lane and the village of Rogate is nearby with its popular primary school, shop, pub, church and village hall. The farm shop at Durleighmarsh is well regarded locally with regular fresh fish days, seasonal asparagus and 'pick your own fruit'. The area is conveniently located within 10 minutes drive of the thriving market town of Petersfield. This offers a comprehensive range of shopping, sporting and leisure facilities and has a mainline station with frequent train services to London Waterloo (just over an hour).

The A3 is also available at Petersfield or Liphook providing quick access to Guildford, the South Coast/Solent, the M25 and London. The A272 is also nearby linking Petworth to Winchester. Heathrow, Gatwick and Southampton airports are all within reasonable driving distance.

There is great walking locally via the lanes and footpaths which crisscross the countryside, including the Sussex Border Path and links to woodland walks via the National Trust Woodland at Durford Wood or Rogate Common. There is also a range of excellent educational facilities in the immediate area including Bedales, Churcher's College, Ditcham Park and Highfield in the private sector and Rother College in the state sector.





## Outside

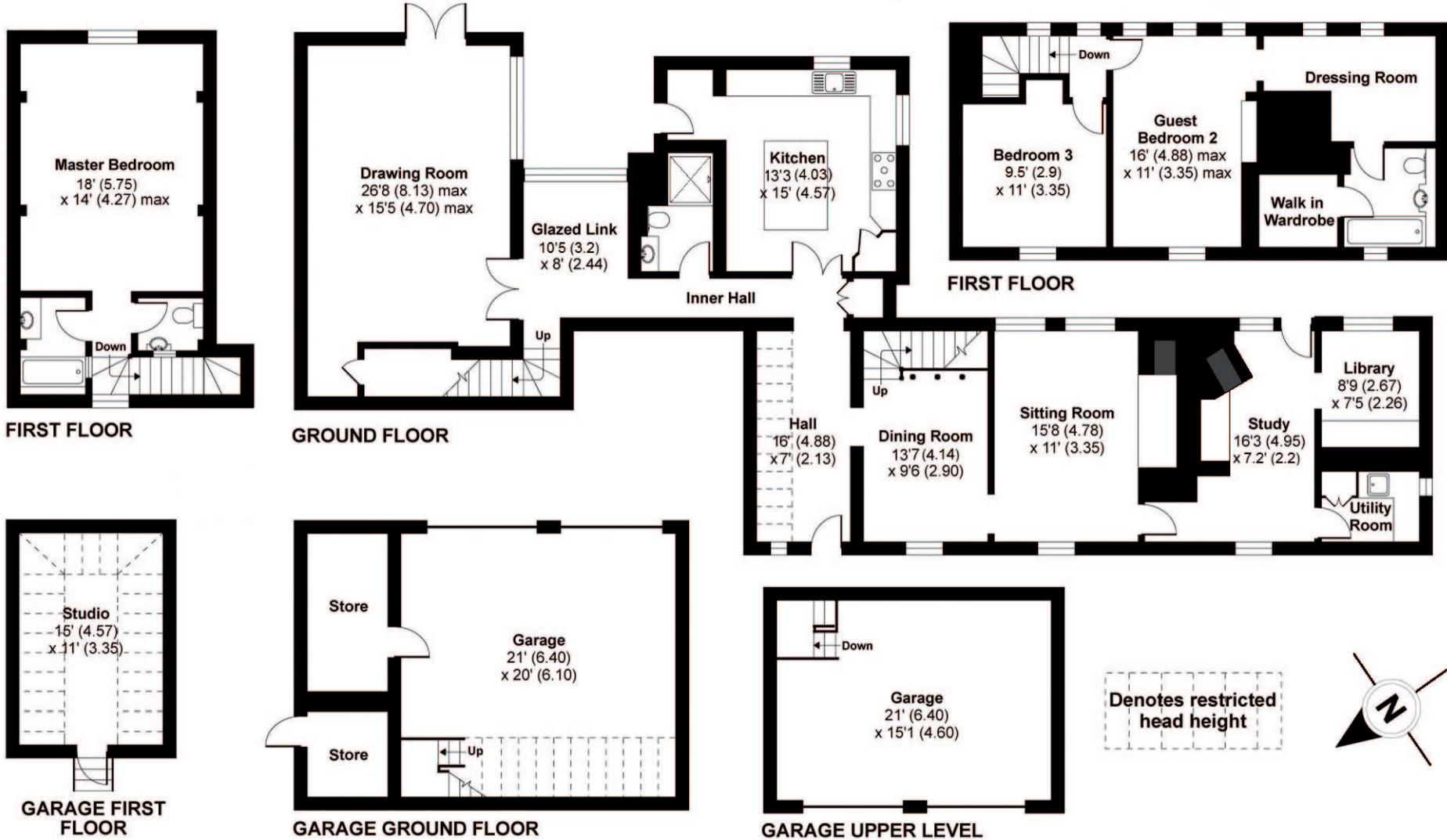
A gravel drive swings round to the upper front and lower rear of a substantial Barn garage with space for four cars and storage area for garden machinery. Above is a useful studio room/home office. There is potential (subject to planning and listed building consent) to convert the upper levels to Bedroom 4/ancillary accommodation, whilst retaining lower ground level covered parking.

The house is essentially south facing and the garden is mainly to the rear and split level sloping from East to West. There are secluded areas to enjoy the beautiful views over adjoining farmland and the South Downs in the distance, including a paved area by the drawing room and a sheltered loggia in the lower garden.

The gardens overall are well established and stocked with lovely old trees providing good outdoor space to enjoy or for anyone with gardening interests to develop further. In all the garden and grounds extend to about 0.64 of an acre (0.259 ha).



**MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 2583 SQ FT 240 SQ METRES (INCLUDES RESTRICTED HEAD HEIGHT)**  
**GARAGE, STUDIO & STORES APPROX. GROSS INTERNAL FLOOR AREA 1050 SQ FT 97.5 SQ METRES (INCLUDES RESTRICTED HEAD HEIGHT)**  
**TOTAL APPROX. GROSS INTERNAL FLOOR AREA 3633 SQ FT 337.5 SQ METRES (INCLUDES RESTRICTED HEAD HEIGHT)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

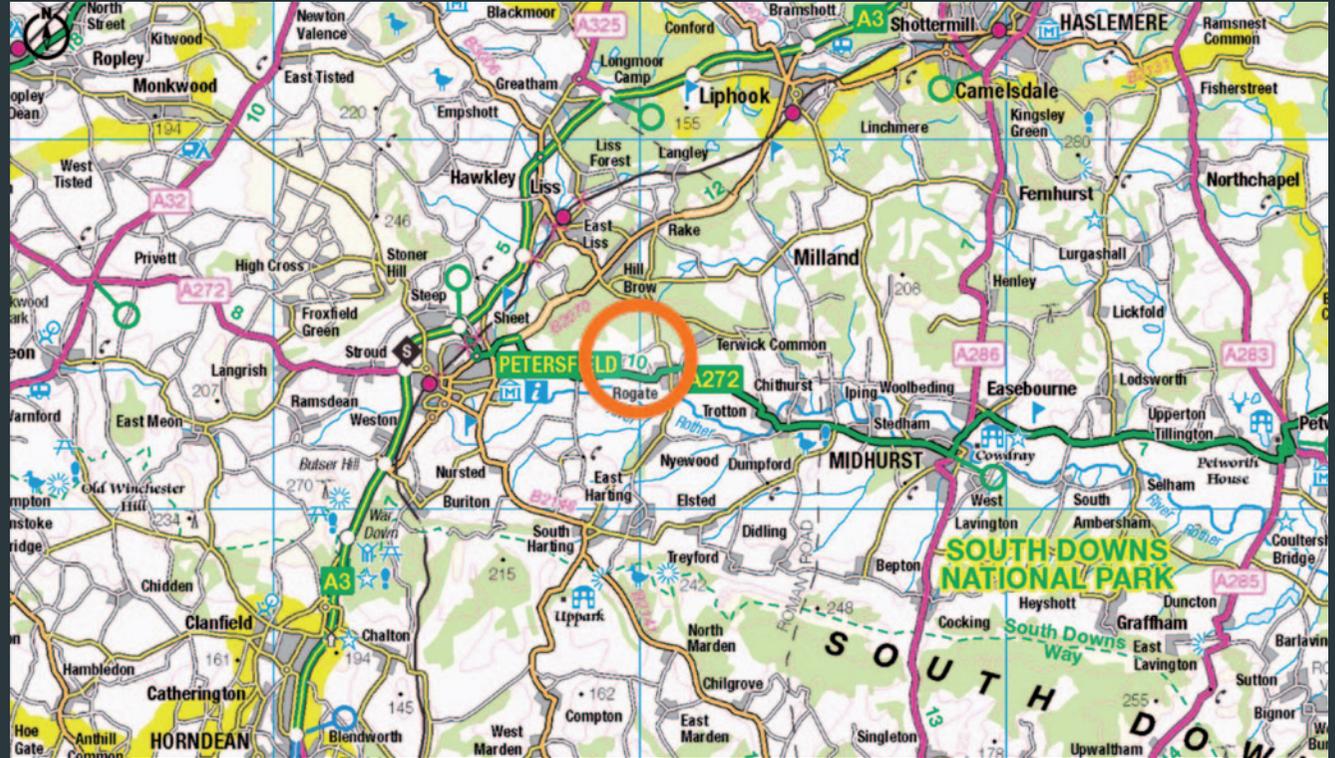
## Directions to GU31 5BN

Follow the A3 south from Guildford and on arriving at Petersfield take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and here take the first turning on the left towards Sheet. Proceed through Sheet and on leaving the village go straight up the hill and take first turning right following the A272 towards Rogate/Midhurst. Continue for about 2 miles and turn left into a narrow lane (marked with a restricted width sign), follow this lane up the hill round the top right hand bend and continue on past Slade Farm and Little Slade will be found soon after on the right.



**Agents Note:** For postal purposes the post town is Petersfield Hampshire, but the property is located within the West Sussex county boundary.

Viewing strictly by appointment



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**Services:** Mains metered water and electricity, private drainage, oil fired boiler providing hot water and heating. There is underfloor heating to the ground floor of the 2007 extension.

**Council:** Chichester District Council  
[www.chichester.gov.uk](http://www.chichester.gov.uk) 01243 785166

**Council Tax:** Band G

**EPC:** Exempt as Listed building

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 August 2019.  
Client photos dated February 2016.

