



Wynyards Cottage

NORTH STREET | ROGATE | WEST SUSSEX | GU31 5HG

Wilson | Hill

Master Bedroom with Dressing Room and Ensuite Shower Room | 2 Further Bedrooms | Family Bathroom | Entrance Hall | Large Open Plan Sitting Room with two Galleries above Family Room | Kitchen/Breakfast Room | Utility Room | Garden Stores | Garden

Petersfield 4.5 miles, Midhurst 5.7 miles, Guildford 23.5 miles, Chichester 15 miles, London 55 miles



| The Property

Wynyards Cottage is a fascinating period property. It was evidently originally built as a working man's club for the village in, we understand 1887 and was then subsequently converted into a house. The accommodation is very flexible and at its heart there is a very impressive large two storey sitting room with mezzanines above and then three bedrooms, one of

which has an ensuite shower room, a kitchen and a family room. To the rear there is a private walled garden with the village recreation ground behind. This is a rare opportunity to buy a period property in the heart of this popular village and an early appointment to view is strongly recommended.



| Location

Rogate is a highly sought after village about 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

To the front there is a small area of garden with areas of lawn and herbaceous borders.



The main gardens lie to the rear and are enclosed by brick and stone walling creating a real oasis. The rear garden is predominantly laid to lawn bounded in places by herbaceous and shrub borders and a gate to the rear next to the stores provides access to the village recreation ground to the rear. Our clients currently rent one parking space from the village hall at a nominal amount per annum. Further information will be provided by our client's solicitors on this point.

Directions to GU31 5HG

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. Coming into the village go along for about 200 metres and just past the shop, at the crossroads turn left. Continue up North Street for about 150 metres and Wynyards Cottage is on the right hand side. Turn into the Village Hall car park where we will meet you.



Viewing strictly by appointment.

Approximate Area = 189.8 sq m / 2043 sq ft (Excluding Void)
Outbuilding = 7.6 sq m / 82 sq ft
Total = 197.4 sq m / 2125 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 262317

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

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

Council Tax: Band F **EPC:** F25

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 2020.

