



The Dale

RAINBOW HILL | ROGATE | WEST SUSSEX | GU31 5BP

Wilson | Hill

Entrance Hall | Kitchen/Breakfast Room | Sitting Room | Dining Room | 5 Double Bedrooms | Single Bedroom | Family Bathroom | Shower Room | Kitchen 2 | Cloakroom
Conservatory | Double Garage | Single Garage | Stable | Parking | Gardens and Grounds of About 0.6 acres (0.24 ha)

Petersfield 4 miles, Midhurst 6 miles, Guildford 24 miles, Chichester 16 miles, London 55 miles



| The Property

The Dale is a six bedroom property with views of the South Downs just outside the village of Rogate. Historically the property has operated as two separate dwellings with private entrances which are linked by an internal door.

One part of the property is a traditional Guildway timber-framed bungalow. The larger part offers generous living space with a log burner, open kitchen/breakfast room, dining room, cloakroom and shower room as well as 3 bedrooms all on the ground floor.

The other part is brick built and laid out over two floors. The ground floor offers a spacious sitting room, fitted kitchen and conservatory overlooking the garden and Downs beyond as well as a bedroom and cloakroom. Upstairs are two good sized bedrooms and a family bathroom.

The Dale is an unusual property offering multigenerational living or potential to create a unique single dwelling or two individual dwellings subject to the usual planning constraints.





Location

Rogate is a highly sought-after village about 4 miles from Petersfield with a thriving primary school, 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 good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.

Outside

The Dale is approached via a gate leading into a private driveway with ample parking for cars as well as a single and a double garage. The garden is mainly to the rear and the property sits in approximately 0.6 acres (0.24 ha) of land surrounded by countryside. Mostly laid to lawn with mature shrubs, hedged boundaries and an area of woodland at the end the garden is a great space for children to roam or gardeners to enjoy.



I Directions to GU31 5BP

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. After about 3 miles you will see a 'z' bend and left hand turn sign on the left and just past on the right there are some black and white bollards which mark the entrance to The Dale. If you get into Rogate village itself you have gone too far.



///digits.stalemate.inspected



Viewing strictly by appointment.

APPROXIMATE GROSS INTERNAL AREA
THE DALE (1) = 1095 SQ FT / 101.7 SQ M
THE DALE (2) = 988 SQ FT / 91.8 SQ M
OUTBUILDINGS = 598 SQ FT / 55.6 SQ M
(INCLUDING GARAGE / DOUBLE GARAGE)
TOTAL = 2681 SQ FT / 249.1 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID851627)

Services: Mains water, electricity, calor gas and private drainage .

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

Council Tax: Band D

EPC: E47

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 prepared September 2022

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