



Yew Tree House

NORTH STREET | ROGATE | WEST SUSSEX | GU31 5HG

Wilson | Hill

Master Bedroom with Ensuite Shower Room | 4 Further Bedrooms | Family Bathroom | Entrance Hall | Drawing Room | Sitting Room | Dining Room | Library
Kitchen/Breakfast Room | Cloakroom | Utility Room | Cellar | Separate Barn currently used as a Studio | Double Garage | Attractive Gardens of 0.54 Acres (0.218 ha)
Summer House | Parking

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







I The Property

Yew Tree House is a beautifully presented Grade II listed former farmhouse, dating we believe from the 18th Century, in an attractive setting on the edge of this ever-popular village. Our clients have carefully modernised the property in the last few years, cleverly blending a contemporary twist to the period feel of the house.

The rooms are well proportioned and give a light and airy feel. Outside there is a Barn currently used as a studio, but ideal for people wanting to work from home. The house sits in beautifully designed gardens with views over open countryside. This is one that has to be viewed to be truly appreciated.





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 frequent 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, the Serpent Trail and Sussex Border Path.



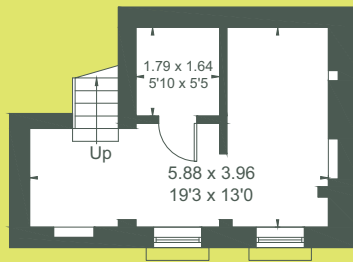


I Outside

The garden has been professionally designed by the owners and is a real delight. To the front there is a pretty formal garden laid to lawn bounded by herbaceous and shrub borders. A path leads round to a series of interconnected spaces forming the main gardens. Adjacent to the kitchen and the rear of the house there is a large terrace with the barn beyond together with a formal pool and large open areas of lawn, further herbaceous and shrub borders and a number of mature trees including two rather fine yews. There are expansive views over open countryside from much of the house and garden.

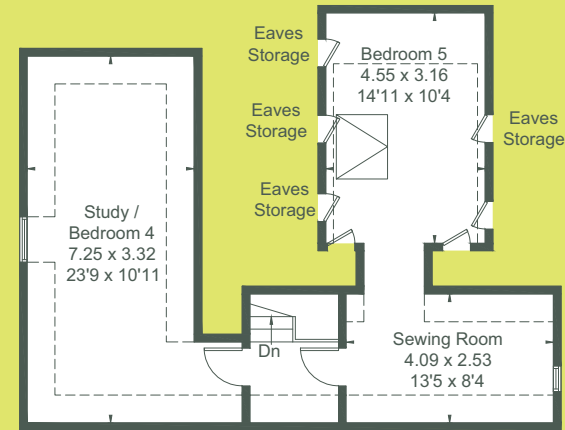


Approximate Area = 300 sq m / 3229 sq ft
 Cellar = 20.8 sq m / 224 sq ft
 Outbuildings = 38.5 sq m / 414 sq ft (Excluding Carport)
 Total = 359.3 sq m / 3867 sq ft
 Including Limited Use Area (20.9 sq m / 225 sq ft)

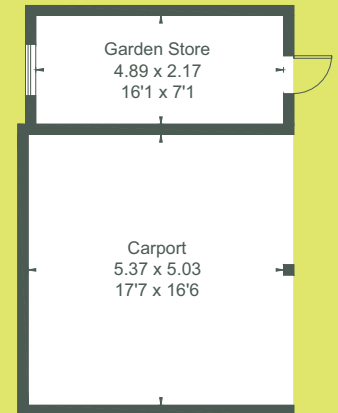


Cellar

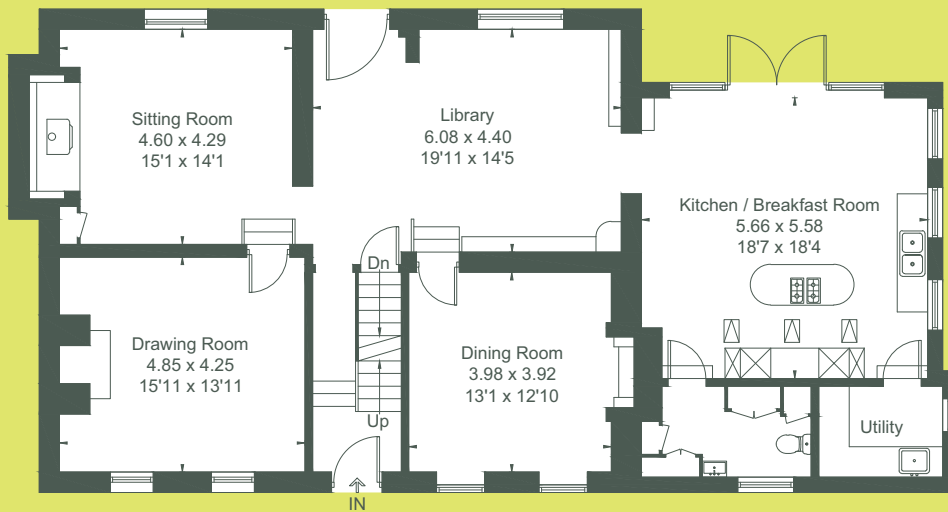
= Reduced head height below 1.5m



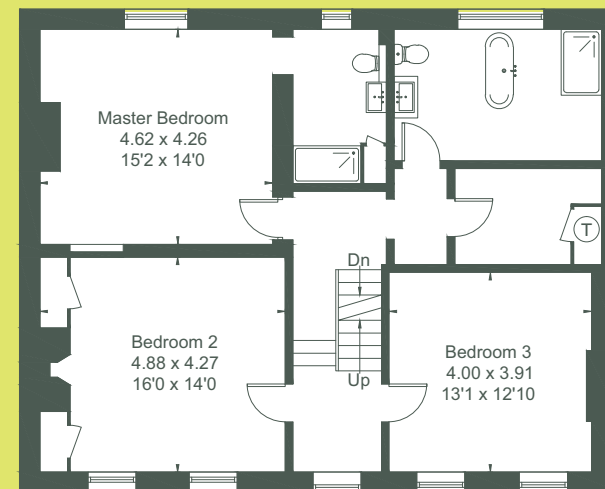
Second Floor



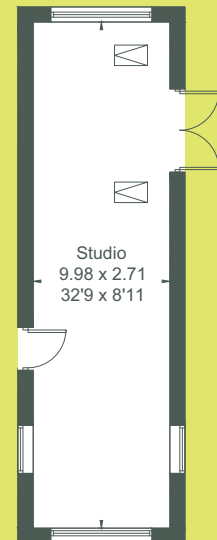
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Location / Orientation)



Ground Floor



First Floor



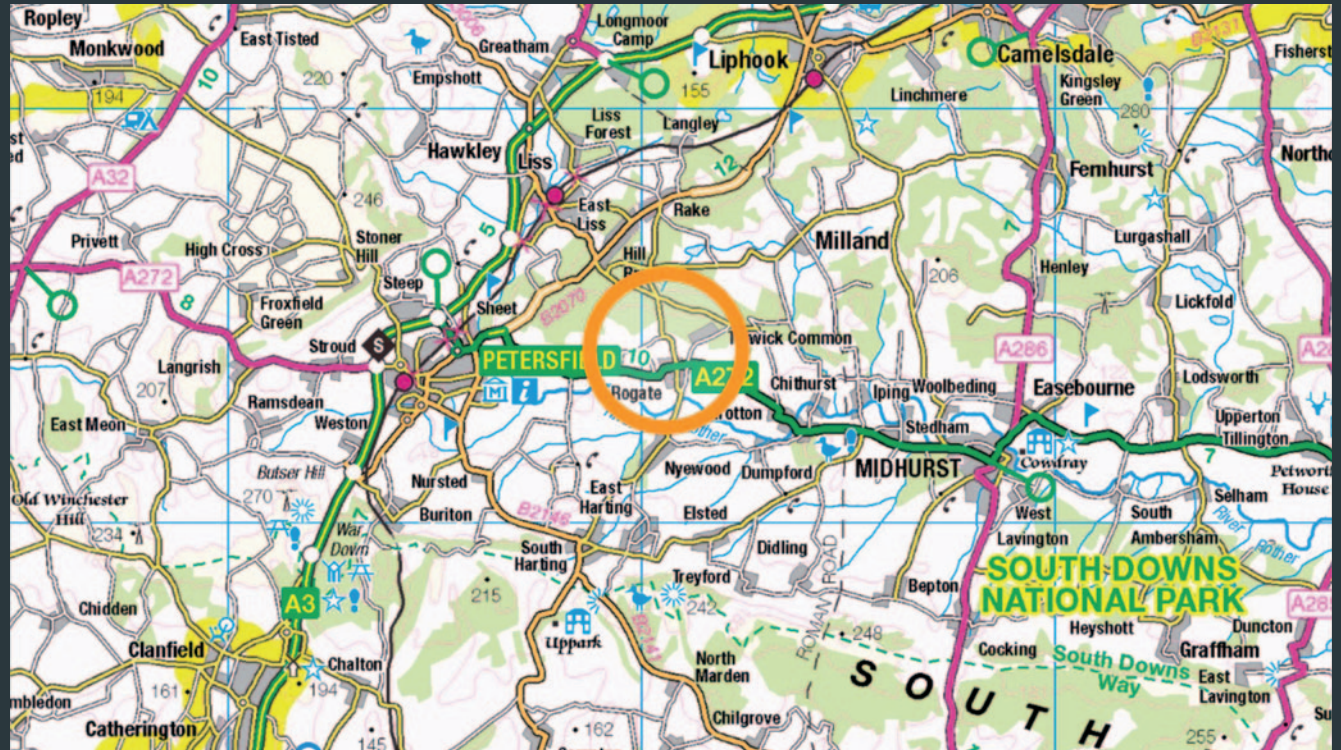
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I Directions to GU31 5HG

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. In about two thirds of a mile turn right again following the A272 towards Midhurst. Go along for about 3 miles where you will come to Rogate. In about 200 metres at the crossroads in the centre of the village, turn left. Continue up North Street for about 100 metres and Yew Tree House will be found on the left hand side. Turn into the drive before the house and you will find a parking area on your right immediately to the rear of the property and we will meet you there.



Viewing strictly by appointment



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Services: Mains water, electricity and drainage, oil fired boiler providing hot water and central heating via radiators, electric underfloor heating in part of the barn. Cooking by electricity and bottled gas. .

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

Council Tax: Band H. **EPC:** Not required.

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 October 2020.

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