



The Orchard

ROGATE | PETERSFIELD | WEST SUSSEX | GU31 5HU

Wilson | Hill

Master Bedroom with En Suite Bathroom/Shower Room | 3 Further Double Bedrooms | Family Bathroom | Entrance Hall | Drawing Room | Dining Hall | Study
Kitchen/Breakfast Room | Walk In Larder | Cloakroom with Shower | Utility Room | Barn Style Open Fronted Double Garage with Loft Above | Garden Stores and Greenhouse
Well Landscaped and Stocked Garden in all about 1 acre (0.406 ha)

Petersfield 5.6 miles, Midhurst 6.7 miles, Haslemere 11.7 miles, Guildford 25 miles, Chichester 14 miles







| The Property

The Orchard is well positioned in an elevated rural location with lovely views to the south and west looking towards the South Downs. The house has been renovated throughout providing a versatile home with a lovely light interior and well proportioned rooms. At the heart of the house is a modern kitchen/breakfast room with Aga, the three reception rooms are all interconnecting and provide brilliant entertaining space, and the drawing room takes full

advantage of the wonderful country views. On a practical level there is also a good sized utility room and cloakroom with shower.

Upstairs a gently rising turned staircase leads to a spacious landing off which there is the Master Bedroom with en suite shower/bathroom and three further double bedrooms and a family bathroom. The house lends itself well according to family and generational needs, with some excellent storage.





Location

The Orchard is privately positioned off a narrow country lane between the villages of South Harting and Rogate, both thriving communities located between Petersfield and Midhurst in the heart of The South Downs National Park. Rogate and the nearby village of South Harting both have pubs, shops, post offices, primary schools, and many clubs and societies. Petersfield and its comprehensive range of facilities including Waitrose and a mainline station with train

services to London Waterloo in around an hour is within 6 miles. There are an excellent range of schools in the region including Bedales/Dunhurst, Churcher's College, Ditcham Park, Highfield/Brookham, Bohunt and TPS.

The A272 at Rogate connects to the A3 which provides good regional transport links to London and the South Coast or the larger regional centres of Winchester and Guildford.



I Outside

Chichester is a comfortable drive over the Downs and beyond are the harbours, beaches and creeks of the South Coast. There are a good number of footpaths and bridleways in the surrounding area including The South Downs Way and The Sussex Border Path. The Goodwood and Cowdray Estates are within easy reach with their wonderful choices of sporting events.


The property is approached via a sweeping drive which is shared with a neighbour for a short section then swings up a private gravel drive to a large turning and parking area in front of the house and barn style open fronted double garage with attic storage above. The garden has been well landscaped with several well stocked borders close to the house for seasonal

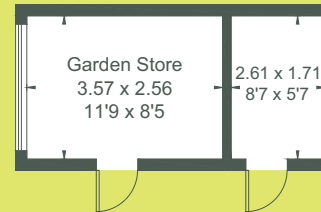
colour. A wide terrace takes advantage of the lovely westerly aspect and steps lead down to a lower area of lawn with vegetable garden, which backs on to adjoining farmland.

Bounding the drive is a further area of lawn interspersed with maturing fruit/blossom trees. In all about 1 acre (0.406 ha).

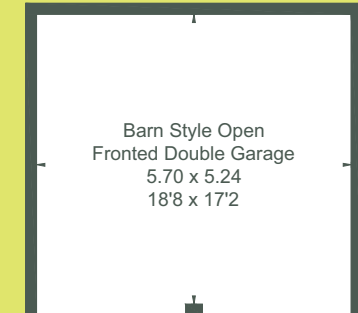
Approximate Area = 307 sq m / 3304 sq ft (Excluding Void / Carport)
Outbuilding = 14 sq m / 151 sq ft
Total = 321 sq m / 3455 sq ft
Including Limited Use Area (15.3 sq m / 165 sq ft)



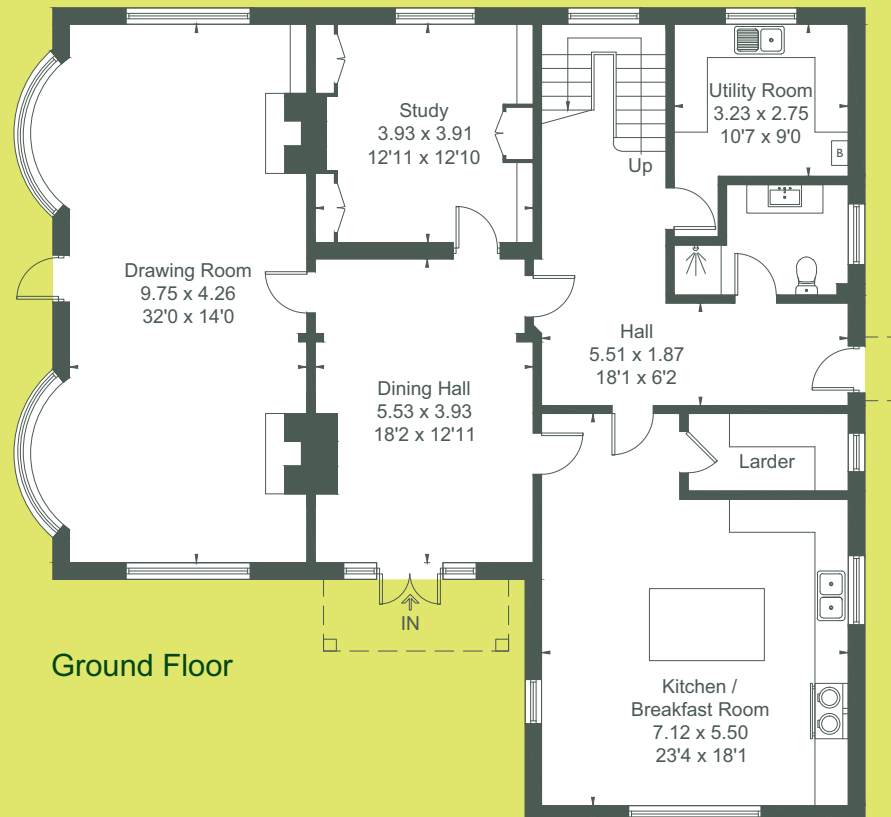
 = Reduced head height below 1.5m



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

I Directions to GU31 5HU

From Petersfield take the first exit to Midhurst A272
Follow the slip road along to the roundabout and take the first exit also signed Midhurst A272. Go down the hill and as the road rises up again, keep in the right filter and turn right across the carriageway (Midhurst A272). Follow this road into Rogate and turn right at the church (marked Harting and Nyewood). After 1.3 miles you will have a high bank on your right and look for the driveway on your right (as the bank lowers and just before Sandhill House), if you get to the Nyewood village sign you have gone too far.



Viewing strictly by appointment



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Services: Mains metered water, electricity and private drainage. Oil fired boiler.

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

Council Tax: Band G EPC: D61

Agent's Note: The property lies within the West Sussex County boundary, but for postal purposes the post town and county is: 'Petersfield, Hampshire'.

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 June 2020.

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