



Home Farm

ROGATE | PETERSFIELD | GU31 5BJ

Wilson | Hill

House: Master Bedroom with En Suite Bathroom | 4 Further Bedrooms | Family Bathroom | Separate Shower Room | Large Entrance Hall | Sitting Room | Dining Room | Family Room | Kitchen/Breakfast Room | Utility Room | Cloakroom | Rear Hall

Granary Annex: Large Entrance Hall with Storage | Large Open Plan Sitting/Dining/Kitchen Room | Shower Room and stairs to Large First Floor Bedroom

Outbuildings: 4 Bay Oak Car Barn | 2 Further Secure Garages | Large Garden Machinery Store | Separate Period Barn just over 1400 sq. ft providing Storage options or scope for Studio or Ancillary Space

Swimming Pool | Tennis Court | Garden and grounds about 4.35 acres (1.76 ha)

Petersfield 5.2 miles, Midhurst 6.3 miles, Chichester 15.7 miles, Guildford 23.1 miles, Winchester 24.7 miles, London 55.3 miles







I The Property

Home Farm is a charming period farmhouse with later additions providing a versatile but manageable home in a secluded rural setting. The house has three good reception rooms, a great kitchen breakfast room at the heart of the house with bifold doors, verandah and views to the south with five double bedrooms and

three bathrooms/shower room upstairs. Outside the granary provides self-contained ancillary accommodation with large open plan kitchen/sitting room, shower room and upstairs bedroom. An old stone barn has been recently restored to provide an amazing vaulted space perfect for hobbies, substantial

storage options, a blank canvas inside so could be used for more ancillary accommodation, home office, party barn or studio. The house is approached over a long sweeping drive and sits with a lovely walled garden to the rear and outer areas.



Location

Rogate is a highly sought after village about 5 miles from Petersfield with a thriving primary school, village shop and church. Home Farm is located about 0.5 a mile north of the village within the South Downs National Park in a lovely secluded rural setting ring fenced by its own land. Petersfield has a comprehensive range of

facilities including Waitrose and a mainline station with rail services to London Waterloo. The area has an excellent range of schools including Bedales, Churcher's College, Highfield (Liphook), Ditcham Park and in the state sector TPS. 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 local footpaths and bridleways in the surrounding area including the South Downs Way, the Serpent Trail and Sussex Border Path.

Granary Annexe Kitchen

Granary Annexe Sitting Room

Granary Annexe Bedroom





Outside

Gardens and Grounds – These total about 4.35 acres (1.76 ha) and consist of a large open area to the front of the house, with several lovely old trees, a small pond and behind the house a large period walled garden with orchard and to the rear hard tennis court and swimming pool. Beyond these more formal gardens are areas of field.



Approximate Floor Area = 269.4 sq m / 2900 sq ft
 Annexe = 138.7 sq m / 1493 sq ft
 Outbuilding = 133.4 sq m / 1436 sq ft
 Total = 541.5 sq m / 5829 sq ft



I Directions to GU31 5BJ

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 out of the village and up the hill and then turn right again following the A272 towards Midhurst. In the centre of Rogate turn left at the crossroads into North Street. Follow this lane out of the village and up the hill and after about ½ a mile just before the road bends round to the left you will see the entrance to Home Farm on the right. Follow the track down to the gates and through these where the drive leads up to the house.

WHAT3WORDS `///deriving.fabricate.lorry`

Services: Mains water, electricity and drainage to a Klargester, gas boiler providing hot water and central heating via radiators. Sunk major LPG storage tank for cooking and heating. An air source heat pump heats the swimming pool and a solar PV array mounted on the granary provides 4kw of generation.

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

Council Tax: Band F

EPC: House E53, Granary Annexe D55

Viewing strictly by appointment



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Agents Notes: -

- There is a public footpath that passes along the edge of the South East boundary.
- We understand a farmer has a right of access along part of the drive to access a field.
- Whilst the post town is Petersfield (which is Hampshire) the house lies within the West Sussex county boundary.

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 September 2022

