



Glebe Cottage

GARBITTS LANE | ROGATE | WEST SUSSEX | GU31 5HN

Wilson | Hill

Entrance Porch | Cloakroom | Sitting Room | Dining Room | Kitchen/Breakfast Room | Study | Hobby/Morning Room | 5 Bedrooms | Two Ensuite Bathrooms | Family Bathroom
Off Road Parking | Detached Double Garage with Garden Room and Office Above | Gardens and Grounds about 0.65 of an acre (0.26ha)

Petersfield 4.5 miles, Midhurst 5.6 miles, Guildford 24 miles, Chichester 15 miles, London 55 miles.



| The Property

Glebe Cottage is an attractive cottage with stone and brick elevations beneath a tiled roof. The cottage is believed to date back to the 1880's and offers plenty of original features including exposed timbers and an open fireplace. The house has been subject to various enlargements over the years and now boasts a comfortable and flexible family house offering further scope for adaption subject to the necessary consents.





| Location

Rogate is a highly sought-after village, located in the South Downs National Park, situated about 4 miles from Petersfield with a thriving primary school, village shop and church. Petersfield has a comprehensive range of recreational and shopping facilities including Waitrose and Marks & Spencer and a mainline station with train services to London Waterloo in just over an hour. The area offers 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

Glebe Cottage has driveway parking providing access to the detached double garage. Double gates from the lane lead to an additional parking area and give access to the rear garden.

The detached double garage has a ground floor garden room which opens onto the adjacent dining terrace/patio and has an office/studio above.

The gardens are a lovely feature of the property offering a dining terrace/patio adjacent to the rear door of the cottage with the remainder of the gardens principally laid to lawn with clearly defined boundaries providing a high degree of privacy. There is a small front garden which houses an attractive well. In all the gardens and grounds extend to about 0.65 of an acre (0.26ha).



Directions to GU31 5HN

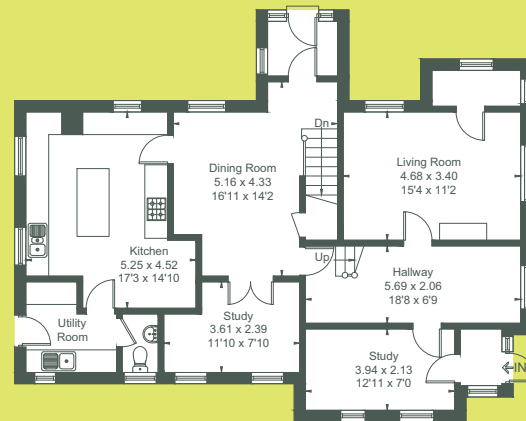
On arriving at Petersfield from the north on the A3 take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and take the first exit on the left signed to Midhurst. Go through Sheet and on out of the village and up the hill and then turn right following the A272 towards Midhurst. Proceed into the centre of Rogate village, turning right beside the church onto Habin Hill. Proceed for approximately 800 yards taking a sharp left onto Garbitts Lane, where Glebe Cottage will be found on the left hand side.

 **WHAT3WORDS** ///defensive.marketing.cabbages

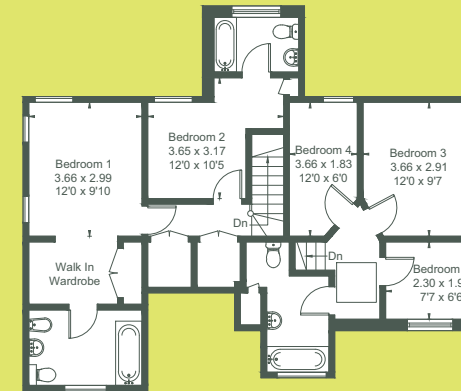


Viewing strictly by appointment.

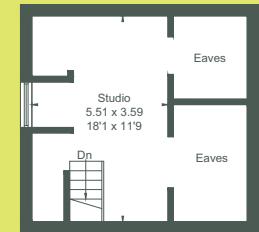
Approximate Floor Area = 175.7 sq m / 1891 sq ft
Outbuilding = 65.2 sq m / 702 sq ft
Total = 240.9 sq m / 2593 sq ft
(Including Garage)



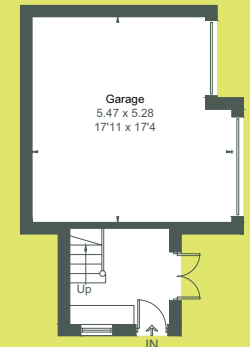
Ground Floor



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)

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Services: Mains water, electricity, drainage. LPG Calor gas heating.

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

Council Tax: Band G

EPC: F30

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 2022.

