



Terwick Hill House

ROGATE | WEST SUSSEX | GU31 5EJ

BCM

Wilson | Hill

Entrance Hall | Cloakroom | Drawing Room | Dining Room | Family Room | Conservatory | Kitchen | Breakfast/Morning Room | Utility Room
Principal Bedroom Suite with Dressing Room and Ensuite Bathroom | Bedroom 2 with Ensuite Shower Room | 2 Further Bedrooms | Study with Kitchenette | Bathroom
Drive with Extensive Parking | Detached Double Garage/Store | Delightful Gardens and Grounds of Approximately 1.97 Acres (0.797 ha)
Rogate 1.4 miles, Petersfield 6.2 miles, Midhurst 4.5 miles, Liphook 7.7 miles, Guildford 25.3 miles, London 55.7 miles



The Property

Terwick Hill House is a commanding, detached family house of character offering part tile hung and brick facing elevations beneath a pitched, tiled roof. The property offers comfortable, well proportioned and flexible accommodation arranged over two floors with scope to enhance or adapt the current configuration further. Understood to have been built in 1989, the house offers three large south facing reception rooms, a comfortable, family room leading

to a conservatory, kitchen and large utility room on the ground floor and a most impressive principal bedroom suite incorporating a spacious dressing room and ensuite bathroom, a guest bedroom with ensuite shower room, two further bedrooms and a study area with kitchenette on the first floor. The house enjoys a fine, elevated and private position boasting a delightful outlook from all rooms across the surrounding gardens.



comprehensive shopping, recreational and leisure facilities and a mainline train service to London Waterloo from Petersfield. There are an excellent range of educational establishments in the area including Bedales, Churcher's College and Ditcham Park in the private sector and TPS and Bohunt (Liphook) in the state sector. The local countryside is quite exceptional, providing extensive opportunities for walking, riding and a variety of country pursuits. The larger cities of Chichester, Winchester and Guildford are within reasonable driving distance, as are the creeks and inlets of the South Coast.



| Location

The property enjoys a rural, yet accessible location in the heart of the South Downs National Park close to Rogate and midway between Petersfield and Midhurst. Rogate offers a village shop, public house, primary school and a pretty church whilst the larger towns of Midhurst and Petersfield both provide more

| Outside

A gated entrance and rising drive set amid light woodland leads to an extensive parking area with turning circle to the front of the property and a separate, shingled drive leads down to a detached timber double garage with store. The gardens are a

delightful feature of the house offering a combination of lightly wooded areas, formal lawns interspersed with mature plants, bushes and trees to both the front and rear of the property and a large, south facing terrace to the rear of the house. The gardens and grounds offer much privacy and seclusion and in all, extend to approximately 1.97 Acres (0.797 ha).





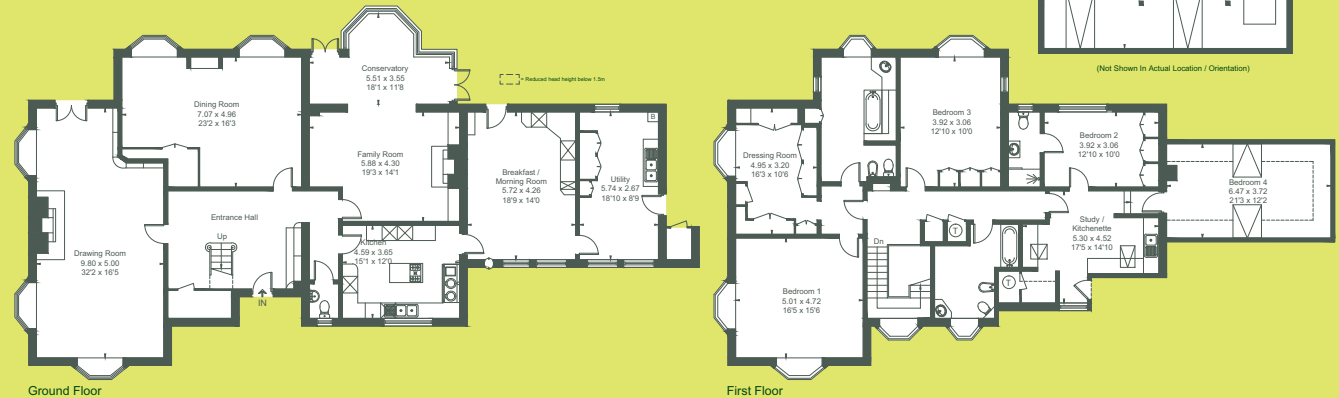
Approximate Floor Area = 392.2 sq m / 4221 sq ft
 Garage = 50.1 sq m / 539 sq ft
 Total= 442.3 sq m / 4760 sq ft

I Directions to GU31 5EJ

Follow the A3 south from Guildford to Petersfield and at the first exit, turn left following the A272 towards Midhurst. Proceed through Sheet, turning right onto the A272 and continue on this road, passing through the centre of Rogate village for a further 1.4 miles (past the signpost for St Peter's Church on the left), turning right onto an unmarked lane as the road approaches the crest of the hill. Follow this lane a short distance where the entrance gate to Terwick Hill House will be found straight ahead.



Viewing strictly by appointment.



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67235

Services: Mains electricity and water. LPG for heating, cooking and water. Private drainage.

Local Authority: East Hampshire District Council
www.easthants.gov.uk 01730 266551

Council Tax: Band H

EPC: D66

BCM Wilson Hill Ltd 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. Plans and maps should be treated as a guide only.

Details and photographs dated April 2024

