



Jackson-Stops
& Staff



Fyning House

Rogate, West Sussex



A rare West Sussex Georgian masterpiece with pool, tennis court set within glorious gardens and with delightful views to the South Downs.

Features

Lower Ground Floor

- Cellars including vaulted wine cellar, boiler room and various storage rooms

Ground Floor

- Reception hall
- Inner hall
- Drawing room
- Dining room
- Kitchen/breakfast room
- Cloakroom
- Larder
- Back door, with single car parking space and vehicular access
- Fine open staircase
- Back stairs that lead to the second floor

First Floor

- Master bedroom comprising bedroom, dressing room/nursery bedroom and bathroom
- 2 further double bedrooms
- 2 bathrooms
- Utility cupboard
- Linen cupboard

Second Floor (potential as an apartment)

- 3 bedrooms, 1 with bathroom en suite
- Sitting room
- Kitchenette

Gardens and Grounds

- Swimming pool
- Tennis court
- Lake
- Double garage and workshop
- Charming stone playhouse
- In all just under 3 acres (1.2 hectares)



The Location

Fyning House lies on the fringes of Rogate, a thriving South Downs village with a shop, post office, recreation grounds, primary school, public house and church. Petersfield is around 4.5 miles distant and has a larger selection of leisure facilities, restaurants and shops, including a Waitrose and M&S food store. The mainline station at Petersfield provides a fast service to London Waterloo, whilst the A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports.

Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and have more extensive shopping and leisure facilities. The surrounding area has much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Petersfield and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast. There are many footpaths and bridleways in the area for walking and riding.

By Road

- London 54 miles
- Petersfield 4.5 miles
- Midhurst 5.5 miles
- Haslemere 10.5 miles
- Guildford 25 miles

By Rail

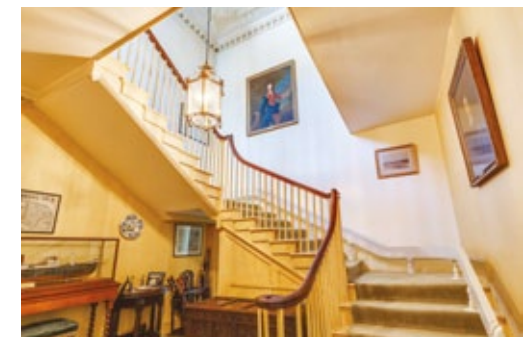
- Petersfield to London (Waterloo)
from 1 hour 3 minutes

The Property

Fyning House is a beautifully proportioned, Listed Grade II* Georgian country house, the likes of which rarely feature in the open market across the whole of the South Downs National Park. It is believed to have been built in circa 1790 as an addition to the adjoining original 16th Century House to the rear of Fyning House

Beyond solid oak gates, a gravelled drive leads to the impressive front elevation of Fyning House, which is complemented with a large parking area surrounded by attractive, well stocked gardens.

A central porch with Doric columns and decorative frieze is flanked by mellow red brick, rusticated quoins, elegant parapets and interesting panelled chimney stacks.









Many rooms have fine panelling which has subsequently been painted at some point and decorative wood flooring beneath a blend of rugs and carpets. Re-decoration is expected in many areas.

In addition to a delightful, dual aspect main bedroom with dressing room and bathroom en suite, across the first floor, there are 2 further sizeable double bedrooms, each with their own stunning fireplaces and built-in cupboards.

The second floor, currently with 3 bedrooms is easily arranged as an apartment and offers superb secondary accommodation to complement the house.

Whilst attached to Old Fyning House to the rear and The Bothy to one side, the house and gardens have been cleverly divided and give the impression on approach of a detached house, but with the security of friendly neighbours.

The interior comprises stunning well-proportioned reception rooms, fine doors with elaborate door surrounds with brass door furniture, cornices and a superb decorative plastered ceiling to the inner hall. The fireplaces throughout the house are intrinsically valuable and add to the property's wealth of splendid features.





Gardens and Grounds

The gardens and grounds provide a lovely setting for Fyning House. From the drive, large areas of lawn interspersed with mature trees and flower beds lead to the lake which is bordered by old stone walling and beech hedges. A grass walk leads to a swimming pool, there is a barbeque area, changing room and boiler house enclosed with beech hedging.





The pool has not been used for some time and the boiler needs replacing.

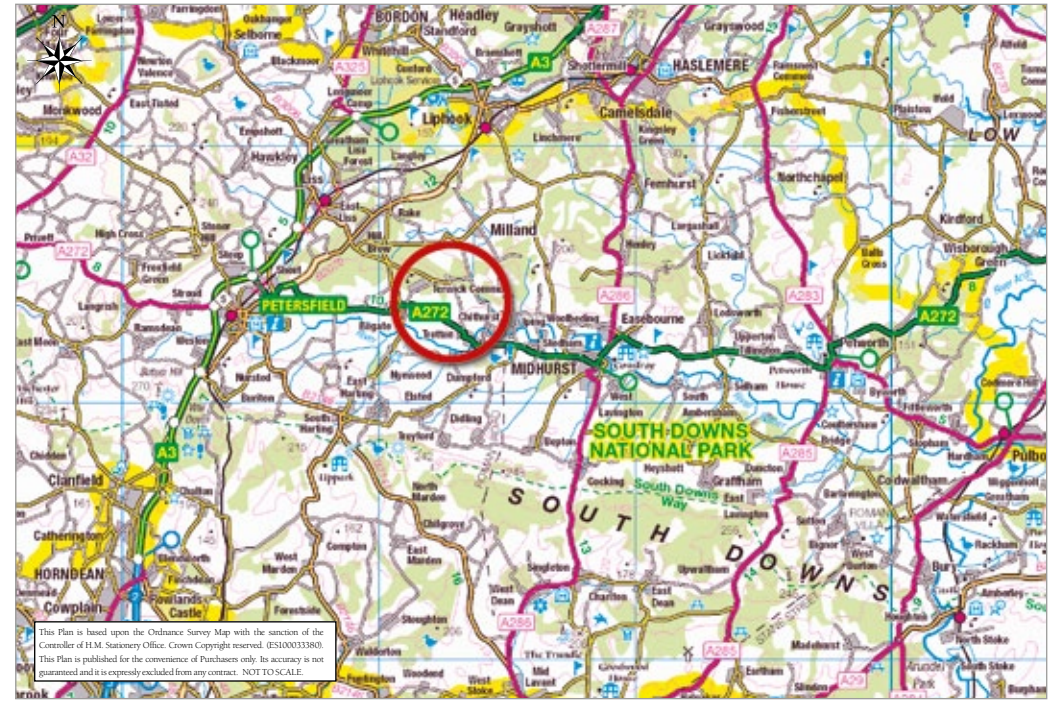
To the south there is an all-weather tennis court, in need of cleaning, with views over the adjoining farmland.

Adjacent to the side of the house is a delightful bricked terrace which is accessed from the drawing room and from which the spectacular garden can be enjoyed.

Beyond the lake to the east is an avenue of Laburnum trees with herbaceous borders and a delightful sunken walled garden. To the rear of the house is a shared courtyard with an additional dedicated car parking space approached from a second, separate drive.

In total, just under 3 acres (1.2 hectares)





Property Information

Post Code: GU31 5EF

Services: We have been advised by our clients that the property has mains water, electricity and drainage. The central heating is oil fired. None of the services have been tested.

Fixtures, Fittings & Garden Statuary: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

Local Authority: Chichester District Council.

Tax Band: H

Photographs: Taken February 2016

Viewing: All viewings are strictly by appointment with Jackson-Stops & Staff, Midhurst 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Directions

From Midhurst take the A272 towards Petersfield. Just before entering the village of Rogate, at the fall of a gentle hill, the entrance to Fyning House will be found on the left hand side beyond solid wooden gates, opposite the turning to Fyning Lane.

From London take the A3 south, take the exit to Liphook and then follow the B2070 through Rake and Hill Brow. Turn left at The Jolly Drover public house and follow the road to Rogate. At the crossroads in the centre of the village turn left and follow the A272 towards Midhurst for about 0.4 miles. The entrance to Fyning House will be found on the right hand side beyond solid wooden gates, opposite the turning to Fyning Lane.



Important Notice Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approx. Gross Internal Area: Cellar :1743 sq ft 161.9 sq metres

Ground Floor: 2237 sq ft 207.8 sq metres

First Floor: 1897 sq ft 176.2 sq metres

Second Floor: 1125 sq ft 104.5 sq metres

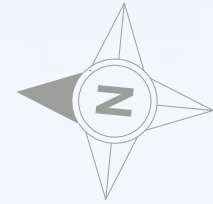
Garage: 462 sq ft 42.9 sq metres

(includes workshops)

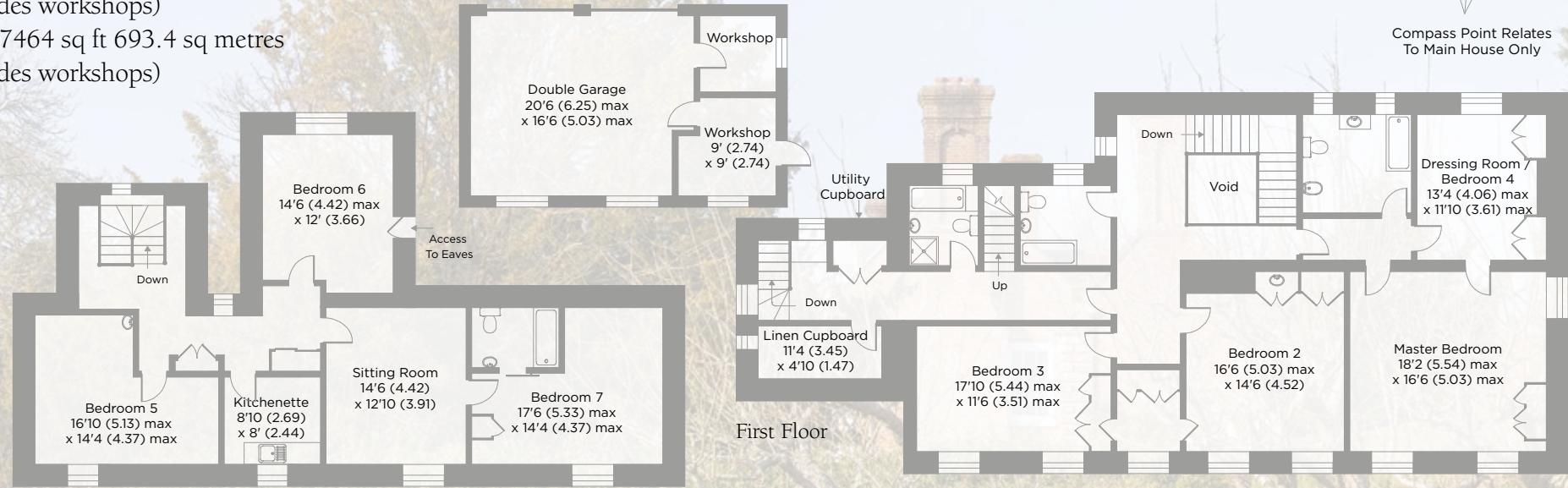
Total: 7464 sq ft 693.4 sq metres

(includes workshops)

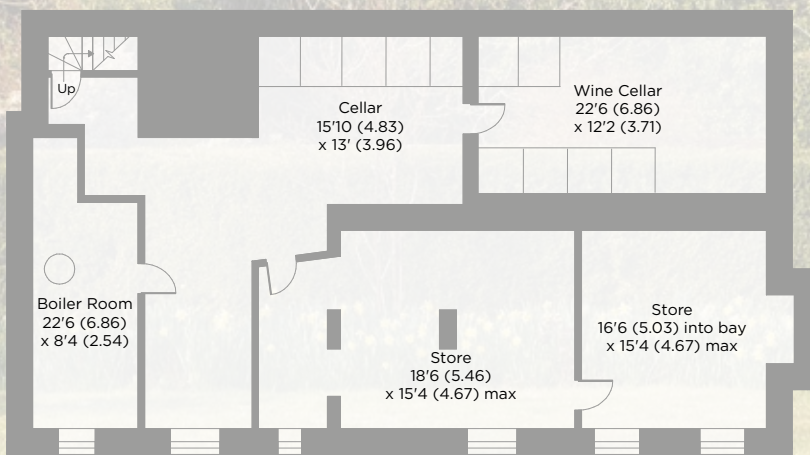
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



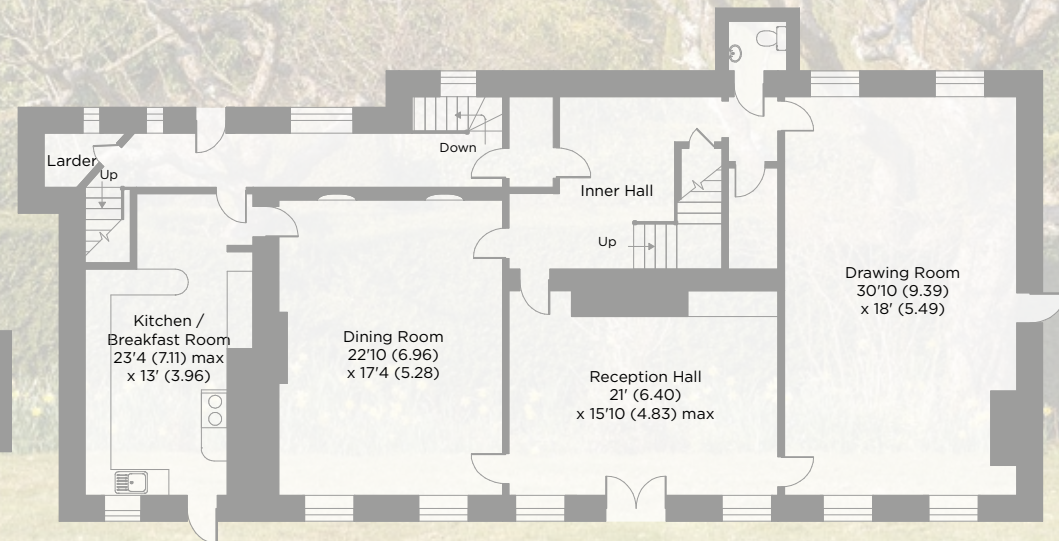
Compass Point Relates To Main House Only



Second Floor / Apartment



Lower Ground Floor



Ground Floor

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