





A rare opportunity to purchase a detached character cottage which boasts a plot of approximately 1.5 acres and includes stables, an abundance of parking and double garage all located in the heart of the South Downs National Park and boasts beautiful panoramic countryside views. The owners have informed us that the property has been a lovely family home over the years they have lived here, and that their children enjoying the large gardens and countryside location.

This period property offers versatile accommodation which includes a spacious living room with beamed ceilings, double glazed window to front aspect, double glazed doors to gardens and wood burner. Separate dining room with beamed ceilings, double glazed window to front aspect, door to cellar for additional storage space and door to additional reception room, currently used as a study with double glazed windows to front and rear aspect.. To the rear of the property you find a country style kitchen with a range of wall and base units with works top surfaces over incorporating and stainless steel sink and drainer, built in electric oven and grill, space for dishwasher and space for freestanding oven with calor gas point, tiled flooring. Double glazed windows to side and over looking rear garden, stable door to rear garden. Additional ground floor accommodation includes a utility room with space and plumbing for washing machine and fridge/freezer, downstairs cloakroom/w.c, and versatile 4th bedroom or study with double glazed window to rear aspect. Outside w.c and wash hand basin.



The first floor accommodation includes a double bedroom with dual aspect double glazed windows with countryside views, built in cupboard. Single bedroom with double glazed

window to rear aspect. Single bedroom with double glazed window to front aspect with built in cupboard. Family bathroom with pedestal wash hand basin, w.c, enclosed bath with antique style mixer tap and shower attachment, separate shower cubicle, double glazed window to rear aspect, tiled flooring.

Externally the property benefits from substantial plot that includes beautiful lawned gardens with several ponds and patio areas ideal for entertaining guests. The grounds are well stocked with a range of established trees and plants with panoramic country views. Also included is parking for several vehicles and a double garage with an adaptable family room above and decked area. This building would be ideal for conversion to make additional accommodation subject to planning requirements..

Council Tax Band E (£2,572.02 per annum)

Viewings strictly by appointment with Jacobs and Hunt, Petersfield. Tel: 01730 262744.

WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE



Nyewood Road, Rogate

Approximate Gross Internal Area = 142.7 sq m / 1536 sq ft
 Garage = 63.2 sq m / 680 sq ft
 Outbuilding = 36.4 sq m / 392 sq ft
 Total = 242.3 sq m / 2608 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID659881)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

