



Hale House, Slade Lane, Rogate, Petersfield, GU31

Guide Price: £1,400,000 Freehold

In an exceptional elevated spot down a country lane, a detached family house with breathtaking southerly views.

Main bedroom with en suite bathroom, three further bedrooms, family bathroom, hall, sitting room, dining room, kitchen/breakfast room, downstairs cloakroom with WC, rear porch, detached double garage, parking and gardens. In all, approximately 0.42 of an acre.

EPC Rating: "D" (59).

Winkworth

for every step...

winkworth.co.uk/Petersfield 01730 267274



DESCRIPTION

The property is a modern, detached family home with brick, stone and part tile-hung elevations under a tiled roof and accommodation over two floors on an elevated plot. The layout can be seen in the floorplan but of particular note is the lovely triple aspect sitting room with a large inglenook fireplace with a wood burner inset. The kitchen/breakfast room is fitted with matching floor and wall mounted units and there's plenty of room for a family-sized table and there's a separate dining room with a fantastic aspect over the garden. From the hall, stairs rise to the first floor landing, off which are four bedrooms and a family bathroom. The main bedroom has its own en suite bathroom and separate dressing area. Outside, the house is approached by a sweeping drive leading to a parking area in front of a detached double garage. The gardens are delightful. Predominantly on the south side of the house, they are mainly laid to lawn with a variety of mature borders, trees and a vegetable garden and with tremendous, long reaching southerly views. In all, the property lies in a plot of approximately 0.42 of an acre.



LOCATION

The property is situated in a rural location on the fringe of the popular village of Rogate on Slade Lane. The village boasts a number of its own amenities including a church, primary school, pub and shop and Post Office. Further amenities can be found in Petersfield, less than 4 miles to the west and Midhurst, approximately 6 miles to the east. The towns offer a choice of supermarkets, including Waitrose, M&S Food, Tesco and numerous boutiques, cafes and traditional shops. Petersfield and Liss train stations provide a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. There are many active clubs and societies in the area including several golf courses, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, Seaford College, Midhurst Rother College, Bohunt and The Petersfield School.

LOCAL AUTHORITY

Chichester District Council. Band G.

SERVICES

Mains water, electricity. Private drainage and oil fired central heating.

DIRECTIONS

From Petersfield, proceed up Ramshill in a north-easterly direction, passing the entrance to Churcher's College on your right. At the roundabout, take the second exit and follow the road down the hill and out through the eastern fringes of Sheet, passing The Half Moon pub on your left. Climb the hill, taking the first turning on your right towards Midhurst and Rogate along the A272. After approximately 2 miles, turn left, down a small lane marked Slade Lane. Proceed for a further 0.75 of a mile where the house can be found on your left.

Ref: AB/240203/1



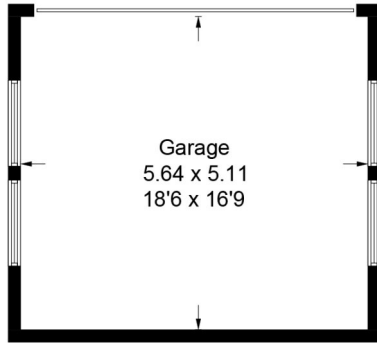
Slade Lane, GU31

Approximate Gross Internal Area = 172.9 sq m / 1861 sq ft

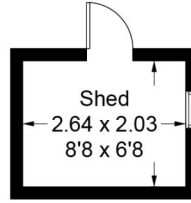
Shed = 5.4 sq m / 58 sq ft

Garage = 28.8 sq m / 310 sq ft

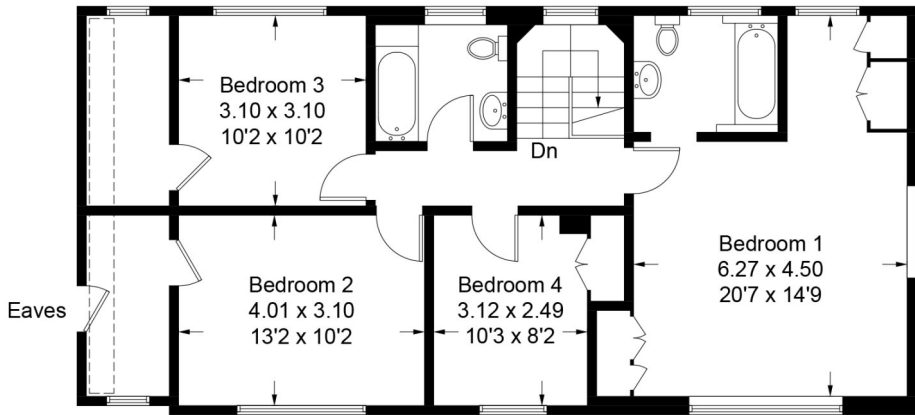
Total = 207.1 sq m / 2229 sq ft



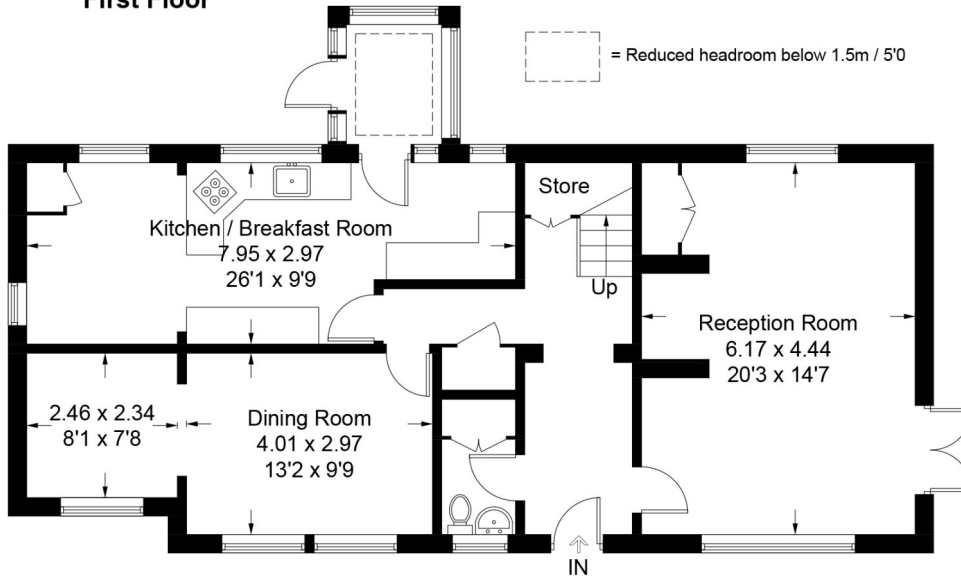
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.