OLD FYNING HOUSE

Midhurst Road, Rogate, Petersfield, Hampshire, GU31 5EF

BCM Wilson Hill

Old Fyning House

Midhurst Road, Rogate, Petersfield, Hampshire, GU31 5EF

£5,500 Per Month

An attractive and impressive Grade II* listed country house with outbuildings, spacious landscaped gardens and views to the South Downs.

THE PROPERTY

An extremely handsome Grade II* listed country house which is understood to originally date back to the 16th and 17th Centuries with later additions. The property offers attractive mellow brick and part tile hung elevations beneath a tiled roof and is attached to the later Georgian wing of Fyning House. Stylishly presented throughout, offering an abundance of charm and character, the house boasts particular features of note including a statement fireplace in the drawing room, exposed beams, a wonderful minstrel's gallery, attractive Venetian-style arched windows and an impressive art deco styled staircase. The property affords comfortable, welcoming and versatile accommodation throughout arranged on two floors enjoying a delightful outlook to the rear across its own private gardens.

The property is approached via a long drive leading to an attractive courtyard providing extensive private parking for the property and access to the garage and separate Bothy. The south facing gardens are beautifully arranged, fully enclosed affording much privacy and offer different 'areas' in which to relax, entertain and enjoy which include formal lawns, a topiary walkway and woodland 'retreat'. In all the gardens and grounds extend to approximately 0.95 Acres (0.384 ha).

Situated on the fringe of the village of Rogate which is a thriving Downland village offering a shop with post office, public house, recreation ground, primary school and church.

The popular market town of Petersfield is 5.4 miles away and has a mainline station with services to London Waterloo in just over an hour and easy access to the A3, which provides good regional links to Guildford and the South Coast. The area has an excellent range of schools including Bedales, Churcher's College and Ditcham Park School together with The Petersfield School and Bohunt in the state sector. The property sits in the heart of the South Downs National Park providing extensive recreational and leisure activities and The South Downs Way runs to the south of the village. The larger regional centres of Winchester, Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast, Polo at Cowdray Park and racing at Goodwood.

ADDITIONAL INFORMATION

Services

Mains water, electricity and drainage. Oil fired heating.
Superfast broadband available (Openreach)
Good mobile coverage (Ofcom)

EPC

D 59

Deposit

Holding deposit - £1,269
Security deposit - £6,346

Local Authority

East Hampshire District Council, band G

Other

To be noted - the neighbours have access across the driveway.

Approximate Floor Area = 354.08 sq m / 3811 sq ft
Outbuildings = 46.25 sq m / 498 sq ft
Total = 400.33 sq m / 4309 sq ft

Drawn for illustration and identification purposes only by @fourwalls-group.com #1302744

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

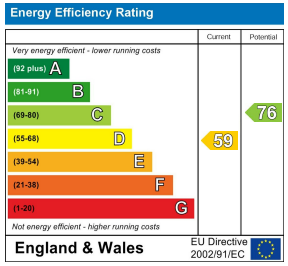
1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them



Sales - Petersfield
01730 262600
petersfield@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

BCM Wilson Hill