



# COMBE LODGE FARM

Rogate, Hampshire, GU31 5DP





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A delightful four-bedroom detached bungalow  
in a peaceful, rural location within the South  
Downs National Park.

## Accommodation

Fabulous peaceful and private rural setting

2 acres of land, featuring a variety of mature oak trees and blossoming cherry

Open plan kitchen/breakfast/family room with sliding patio doors

Spacious sitting room with sliding patio doors and countryside views

Main double bedroom with ensuite and 3 further double bedrooms, all with  
built in/walk in wardrobes

Ensuite shower room, main family bathroom with bath and separate shower,  
separate cloakroom

Integral double garage

Large wooden barn/store

Within the South Downs National Park

Approx 3357 square feet including outbuildings

EPC: E46

Liss 3.3 miles | Liphook 4.7 miles | Petersfield 5.6 miles

Midhurst 8.3 miles | London Waterloo from Liphook 60 minutes  
(Mileages are approximate)







## COMBE LODGE FARM

A delightful four-bedroom detached bungalow, set in 2 acres of park-like grounds in a peaceful, rural location within the South Downs National Park. A rare gem, combining countryside tranquillity with excellent transport links via the A3 and mainline stations, and within close proximity of local independent and state schools.

The property is approached from the lane, through gates leading onto a large, gravelled driveway with parking for multiple vehicles. A covered porch leads into a large, light-filled hall, providing a welcoming entrance to the property. The hall provides access to the main double bedroom with ensuite shower room and door onto the garden, as well as the cloakroom and double garage, currently also used as a utility area. At the far end of the hall there is a further door to the garden, a fitted study (with potential to repurpose as bedroom 5 or utility room) and access to the kitchen.

The well-equipped kitchen is open plan to the large dining / family room, which features sliding doors leading onto the terrace. From the kitchen, a second hallway leads to the spacious sitting room which includes an open fireplace and wide sliding doors opening onto the garden, offering views of open countryside. The second hallway also gives access to 3 further double bedrooms, the family bathroom and a porch with driveway access.

The accommodation is generous, with high ceilings and

a strong sense of space and light. The property also has significant potential to rearrange, convert, or extend to suit individual needs, subject to planning consent.

## SITUATION

Set back from a rural lane in open countryside, yet close to Milland and Rogate with their excellent village communities, fantastic local pubs and grocery stores.

The popular market town of Petersfield is 5 miles away, with mainline station with services to London Waterloo in just over an hour, and good regional links via the A3 to Guildford and the M25 beyond, as well as the South Coast. Mainline stations with services to London Waterloo as well as A3 road access can also be found at nearby Liss (3.5 miles) and Liphook.

The area has an excellent range of schools including Bedales, Churcher's College, Highfield, Seaford College and Ditcham Park in the independent sector 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 Milland village.

The larger regional centres of Guildford and Chichester are within easy driving distance as are the harbours and creeks of the South Coast, Polo at Cowdray Park and racing at Goodwood.

Approximate Floor Area  
312.0 sq m / 3357 sq ft (Including Outbuildings)

Not to scale. For identification purposes only.



Ground Floor

#### IMPORTANT NOTICE

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## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no public rights of way crossing the property.

### Services

Mains water, oil fired central heating and private drainage.

### Broadband availability

Satellite

### Mobile/Internet Coverage

Average

### Tenure

Freehold with vacant possession.

### Construction

Brick

### Local Authority

Chichester District Council

Band H.

### Postcode

GU31 5DP

### Directions

From Petersfield take the B2070 (London Road) towards Rake. At the Jolly Drover pub turn right and then first left towards Milland/ Fernhurst (Harting Combe Road). After 1 mile turn left into Canhouse Lane and Combe Lodge Farm is the first house on the right.

### What3Words

///riches.clockwork.sleeper

### Viewings

By appointment with BCM Wilson Hill only

### Selling Agent

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NB: These particulars are as of March 2025

### Petersfield

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