



LITTLE SLADE

Slade Lane, Rogate, Petersfield GU315BN



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Petersfield GU315BN

A stunning property
comprising a charming
cottage with a large,
architect designed modern
extension and superb views
towards the South Downs.

Accommodation

3/4 Bedrooms (2 En Suite) | Drawing Room
| Sitting Room | Dining Room
| Reading Room | Library/Bedroom 4
| Kitchen/Breakfast Room | Hall
| Ground Floor Shower Room | Utility Room
| Car Barn Garage and Store with Study and
Office over | Garden Shed | Beautiful mature
gardens of approx. 0.64 acre (0.259 ha)
backing onto fields | Grade II listed
| Situated with the South Downs National
Park | 3,786 sq ft (351.7 sq m) | EPC: E39

Rogate (with village shop and pub) less
than a mile | Petersfield 4.1 miles | Midhurst
6.6 miles | Guildford 23.3 miles | London
54 miles | London Waterloo from Petersfield
in just over an hour Mileages and
times approximate





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Little Slade is a charming Grade II listed thatched cottage architect designed and extended to create a fantastic, modernised and light-filled home. The original cottage exudes character including exposed timber framing, floorboards and a lovely stone inglenook fireplace. On the ground floor there is a substantial drawing room with bifold doors, dining room, sitting room with open fire and study leading into a library that can also flex as bedroom 4, and a handy utility room. A linked wing on the ground floor hosts a well fitted large kitchen breakfast room with door leading onto a courtyard and the garden beyond, ideal for entertaining. There is also a modern ground floor shower room and stunning reading room with a floor to ceiling window framing the spectacular views of the South Downs. Upstairs in the original Elizabethan cottage there are two double bedrooms, one with en suite bathroom, walk in wardrobe and dressing room. Above the drawing room there is an impressive main bedroom suite with vaulted ceiling and views over the countryside. In all a fantastically versatile home, ideal for throwing open the doors to the wonderful garden and entertaining.



OUTSIDE

A private gravel drive with wooden gates leads to a parking area for several cars and a substantial barn which includes a garage, a studio / storage space and a home office. This could (subject to planning permissions) be converted into further ancillary accommodation whilst retaining covered parking below if desired.

The house and garden are predominantly south facing, with grounds of approximately 0.64 of an acre, laid mainly to the rear and ringfenced by cast iron park fencing. The garden is magical with expanses of lawn ideal for children and animals to free range yet with secluded areas, such as the charming summer house, for entertaining or to simply sit and enjoy the beautiful views of the adjoining farmland and South Downs in the distance. The garden has been thoughtfully landscaped and planted with many varieties of trees, including a Canadian Oak and a beautiful Weeping Willow, well stocked beds, herbaceous borders and fruit trees ensuring that the garden is a haven of colour throughout the year.





SITUATION

Little Slade is tucked away down a country lane just above the village of Rogate within the heart of the South Downs National Park. Rogate is a highly sought after village about 4 miles from Petersfield with a thriving primary school, village shop, pub and church. Petersfield has a comprehensive range of facilities including Waitrose and a mainline station with frequent train services to London Waterloo in just over an hour. The area offers an excellent range of schools including Bedales, Churcher's College, Ditcham Park and, in the state sector, TPS, Midhurst Rother College and Bohunt. The A3 at Petersfield provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. Sky Park Farm in West Harting is nearby with deer park, farm shop and cafe /restaurant, as is Durlieghmarsh Farm Shop. There are several good footpaths and bridleways from the doorstep including local woodland and heath - as well as wider walks in the surrounding area such as the South Downs Way, Serpent Trail and Sussex Border Path.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity, and septic tank. Oil fired heating.

Broadband availability

Superfast available. Fibre with BT Halo+ to house. Independent system in barn office.

Mobile/Internet Coverage

Good outdoor, variable indoor, according to Ofcom.

Tenure

Freehold with vacant possession.

Construction

Stone, brick and thatch.

Local Authority

Chichester District Council

www.chichester.gov.uk

01243 785166

EPC

E39

Postcode

GU31 5BN

Directions

Head east along the A272 from Petersfield towards Midhurst for 2 miles approximately. Turn left into Slade Lane (marked with a restricted 6' width sign), following the lane up the hill and around the bend, continue past Slade Farm and Little Slade will be found soon after on the right.

What3Words

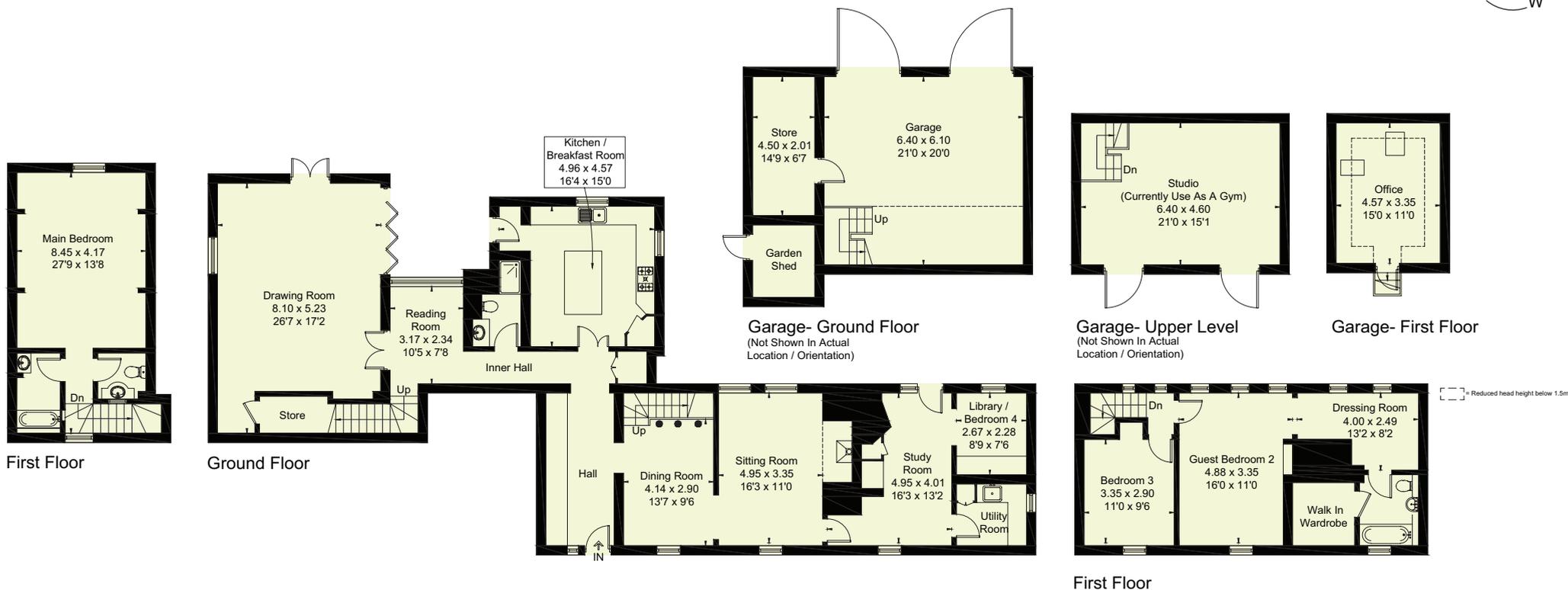
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Viewings

By appointment with BCM Wilson Hill only

These particulars are dated March 2026.

Approximate Floor Area = 351.7 sq m / 3786 sq ft
(Including Garages)



IMPORTANT NOTICE

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Petersfield

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