



# NINE OAKS

Hollywater Road, Passfield, Hampshire, GU30 7RS





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Hollywater Road, Passfield,  
Hampshire, GU30 7RS

A wonderful family home  
in a rural location yet  
accessible to the A3 and  
commutable to London  
or regional centres.

## Accommodation

4 Double Bedrooms | 4 Reception Rooms  
4 Bath/Shower Rooms (3 en suite)  
Double Garage and Mower Shed

**In all about 3,375 sq. ft (313.60 sq m),  
just under 2.25 acres (0.91 ha)**

Liphook (and mainline station) 3.5 miles  
Petersfield 10 miles  
Haslemere (and mainline station) 7.2 miles  
Guildford 19.7 miles | London 51 miles  
(Mileages are approximate)







## NINE OAKS

A family home for over 40 years says a lot about this lovely house with a versatile layout. A fine hall provides access to the three main reception rooms and well proportioned kitchen/breakfast room, which has a study/playroom off and practical arrangement with adjacent utility room and boot/back entrance, ideal for coming back in from the garden or pets. Upstairs are four double bedrooms one with a large tandem area for bunking family, homeworking or play space and en-suite shower room. The main bedroom enjoys an en-suite bathroom, dressing area and there is a family bathroom. The bedrooms enjoy a lovely outlook into the garden and grounds.

## SITUATION

Located between Whitehill and Passfield, Nine Oaks is just on the rural edge of the small hamlet of Hollywater and set back from a country lane adjacent to National Trust owned common/woodland. The house is privately positioned in mature garden and grounds which includes a natural pond, boundary with a small stream and useful paddock. A haven for bird and wildlife. Bordon and Whitehill have an extensive range of shopping amenities close by and Liphook alternative options. Private schooling options within reach include Highfield, Bedales, Churcher's College (Junior and Senior) and in the state sector, Liphook Junior school and Bohunt (including 6th form) at Liphook and Alton College. The larger centres of Guildford, Farnham and Petersfield are all within reasonable driving distance and the nearest station is at Liphook with trains into London. The A3 is easily accessible giving great regional transport links to the M25 and beyond along the south coast.



## OUTSIDE

There are indeed nine oak trees in the garden and grounds, which are mainly laid to lawn and gently slope towards a small stream and a lovely natural pond which provides a beautiful rear aspect and has been much enjoyed by the vendors children growing up. There is a terrace behind the house for outdoor entertaining and a useful small paddock to one side which also has a separate right of access so feasible to graze hobby livestock or a pony. Mature National Trust owned woodland adjoins to the north and behind the pond south there is further boundary screening by mature laurel and leylandii. In all about 2.25 acres (0.91 ha) providing a private setting and one which children can enjoy the freedom to range.







SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN





## 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, electricity, and private drainage (private treatment plant).

### Broadband availability

FTTP - Ultrafast according to Ofcom

### Mobile/Internet Coverage

Indoor None/Outdoor Likely according to Ofcom

### Construction

20th Century Brick

### Tenure

Freehold with vacant possession.

### EPC Rating

D58

### Local Authority

East Hampshire District Council

[www.easthants.gov.uk](http://www.easthants.gov.uk)

Tel: 01730 26655

### Council Tax

Band G

### Directions: GU30 7RS

From the centre of Liphook proceed towards Bordon on the B3004. Go over the A3 and on for to the village of Passfield. As you pass the village green take the next left hand turning/ fork (signposted Whitehill/Bordon) into Hollywater Road carry on for a further mile turn left into a track on your left (about 100 yards before the Hollywater Village sign (30mph) If you get to the village sign you have gone too far. The track will lead you to the house.

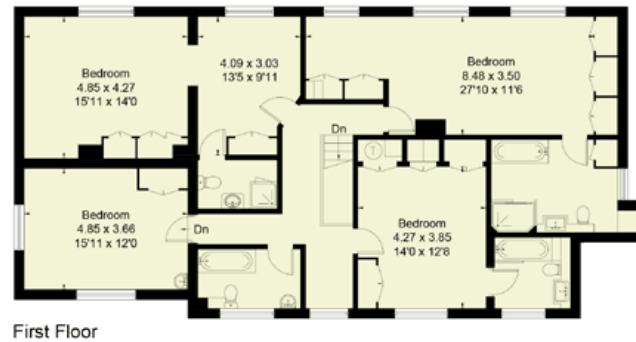
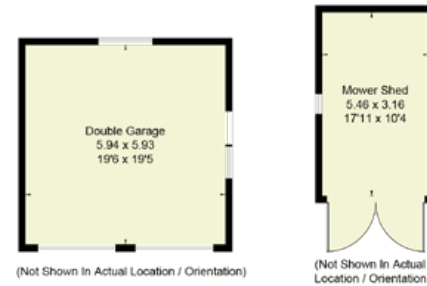
### What3Words

///steepest.prepped.collusion



Approximate Floor Area  
Main House = 313.6 sq m / 3375 sq ft  
Basement= 52.4 sq m / 564 sq ft  
Total = 366 sq m / 3939 sq ft

Not to scale. For identification purposes only.



## Flooding

Part of lower garden in floor zone but house has never flooded

## Viewings

By appointment with  
BCM LLP only.

## Selling Agent

BCM Wilson Hill  
4 Lavant Street, Petersfield, Hampshire GU32 3EW  
01730 262600  
petersfield@bcmwilsonhill.co.uk

NB: Details and photographs dated April 2025.

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### IMPORTANT NOTICE

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### Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk

