





# Old Blandings, Hollybank Lane, Emsworth PO10 7UE



ELEGANT, DETACHED RESIDENCE close to Hollybank Woods, offered for sale for the first time in a generation. This property's grace and elegance gives a glimpse of the gentle pace of life of a bygone era, and has Two Reception Rooms, Three Bedrooms plus Dressing Room. The large Sitting Room with curved bay window is triple aspect with feature fireplace. The formal Dining Room opens into the Conservatory, which in turn opens on to a rear terrace. The property has undergone some recent refurbishment; some further modest updating may be desired, with scope to remodel Kitchen and outbuilding areas, subject to planning consents. **\*\*NO FORWARD CHAIN\*\***

This home offers bright East/West facing accommodation which flows effortlessly over two floors and is set within mature grounds with a sweeping driveway and a Single Garage, an inner courtyard and attached outbuildings. There are formal lawns and mature trees to the front of the property. At the rear, the gardens are secluded and offer lawns with shrub & flower borders, a pond and a garden terrace. Viewing by Appointment only.

- ELEGANT RESIDENCE IN ATTRACTIVE GARDENS
- TWO RECEPTION ROOMS & CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS & DRESSING ROOM
- NEWLY REPLACED FAMILY BATHROOM
- GAS HEATING
- GARAGE & AMPLE PARKING
- NO FORWARD CHAIN

Asking Price  
£1,195,000  
Freehold









## ACCOMMODATION

### Ground Floor:

- Entry Hall
- Sitting Room with triple-aspect
- Dining Room, opens into conservatory.
- Conservatory, opens on to rear terrace
- Kitchen/Dining Room
- Pantry
- Cloakroom



### First Floor:

- Bedroom 1, adjoins dressing room/study
- Bedroom 2, adjoins dressing room/study
- Dressing Room/Study
- Bedroom 3
- Family Bathroom

### Exterior:

- Large Single Garage
- Driveway/Parking
- Utility Room
- Attached Outbuildings/Sheds
- Courtyard
- Lawned Front Garden
- Rear Garden, lawned with shrubs/borders
- Garden Terrace









## HISTORICAL NOTE:

1. Old Blandings was designed by renowned architects Deane and Braddell, London, who had a reputation for fine Arts & Crafts residential properties
2. It was built in 1933 for Miss Dempster, the daughter of a shipping magnate: "A small home rather than a cottage was required by client to be suitable for one person and capable of putting up married couple as guests"
3. Braddell was the author of 'How to Look at Buildings' published in 1932
4. The property was featured in the the 1937 book 'Small Houses £500-2500' by H Myles Wright.



## **LOCATION**

Old Blandings is in an ideal location for those who enjoy both countryside and water pursuits, having the advantage of being situated between the upper reaches of Chichester Harbour and the South Downs National Park.

Conveniently located within approximately half a mile of the property is Westbourne Village centre offering a variety of local amenities. To the south lies Emsworth's thriving square offering a good choice of local shops, cafés/restaurants and two sailing clubs.

Nearby Havant town is a transport hub providing mainline rail services to London and the South Coast, and access to the south coast motorways and the A3 to London. To the east is the Cathedral City of Chichester with its renowned Festival Theatre & multiple shopping outlets. There is golf, flying, horse and motor racing on the nearby Goodwood Estate.

The property is well placed to take advantage of all that this corner of Hampshire & West Sussex has to offer, with the additional benefit of being within easy reach of major road and rail links to London (Waterloo or Victoria) and the South Coast.

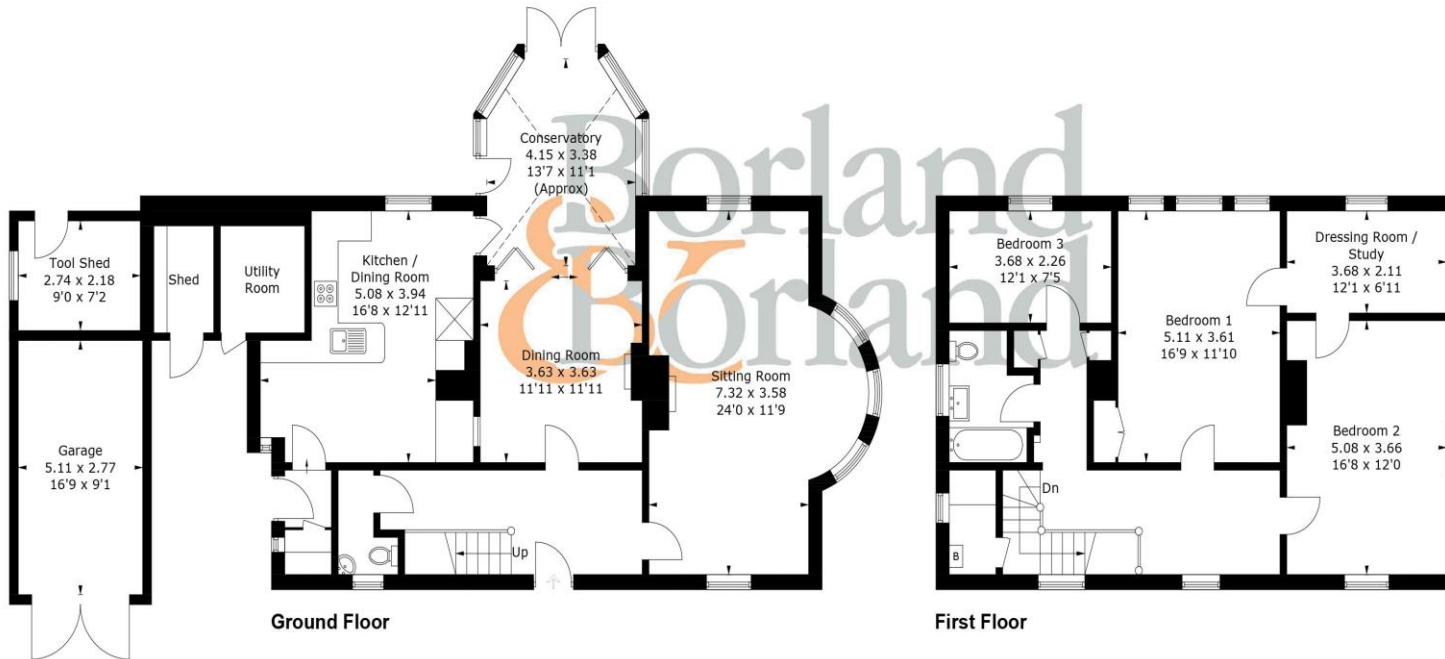






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Approximate Gross Internal Area = 180.7 sq m / 1945 sq ft  
Outbuildings = 27.6 sq m / 297 sq ft  
Total = 208.3 sq m / 2242 sq ft



## Directions

SatNav: PO10 7UE

## PRODUCED FOR BORLAND & BORLAND 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. (ID1085675)

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