



Hollyhill House 50a Hollybank Lane, Emsworth PO10 7UE



SPACIOUS DETACHED FAMILY HOME..... This Detached Home is located close to ancient woodlands of Hollybank Woods, and with Westbourne village & its shops nearby; it is on the northern fringe of the Harbour village of Emsworth. The property is in an ideal location for those who enjoy both countryside and water pursuits, including cycling, walking & dog walks. Significantly extended and re-designed to a high specification, this house offers Four Bedrooms, Three Reception Rooms, sizeable Kitchen/Dining & Utility Room, and a large, integral Garage with Workshop, plus carport.

This spacious Family Home offers flexible living accommodation with its generous proportions throughout, from the Entrance Hall, Three Reception Rooms and Four Bedrooms, to the Gardens, Garage & Workshop outside. The large L-shape Sitting Room has views and patio doors to the rear garden; the newly extended Kitchen/Dining Room with roof lanterns, is a bright space with clean line and has large bi-fold doors to the rear veranda & patio area. There is also Utility Room with garage access door, and Two Cloakrooms downstairs, Office/Study & Play Room. Upstairs are Four Bedrooms, one with Ensuite, and a Family Bathroom. This property benefits from gas central heating.

Externally, there is a wide & welcoming Front Driveway with ample Off-Road Parking, Carport and Garage & Workshop; there are pleasant Front & Rear Gardens including mature shrubs, borders & trees, with lawn and a Covered Veranda/Seating area in the rear garden.

- SUBSTANTIAL FAMILY HOME SET IN ATTRACTIVE GARDENS
- THREE LARGE RECEPTION ROOMS & STUDY
- NEWLY EXTENDED & FITTED KITCHEN/ DINING ROOM
- FOUR BEDROOMS ONE WITH ENSUITE
- GARAGE WITH WORKSHOP, CARPORT & OFF-ROAD PARKING
- ATTRACTIVE REAR GARDEN WITH COVERED VERANDA
- CLOSE TO HOLLYBANK WOODS

Asking Price
£1,195,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Large L-shape Sitting Room with fireplace/wood burner
- Fitted Kitchen/Dining Room, newly extended & refitted
- Utility Room
- Two Cloakrooms
- Study
- Playroom

First Floor:

- Bedroom 1 with Ensuite, built-in wardrobes
- Bedroom 2 with double aspect
- Bedroom 3
- Bedroom 4
- Family Bathroom
- Gas Central Heating throughout

Exterior:

- Front Driveway with Parking & Carport
- Integral Garage with Workshop
- Front & Rear Gardens, lawned with shrub borders & some mature trees
- Gravelled Patio area
- Rear Veranda/Seating area





LOCATION

With the advantage of being situated between the upper reaches of Chichester Harbour and the South Downs National Park, this house is in an ideal location for those who enjoy both countryside and water pursuits. Conveniently located within approximately half a mile of the property is Westbourne Village centre offering a variety of local amenities incl pharmacy, Co-op/post office. There is easy access to the Stansted Estate and Rowlands Castle through the nearby Hollybank Woods.

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.

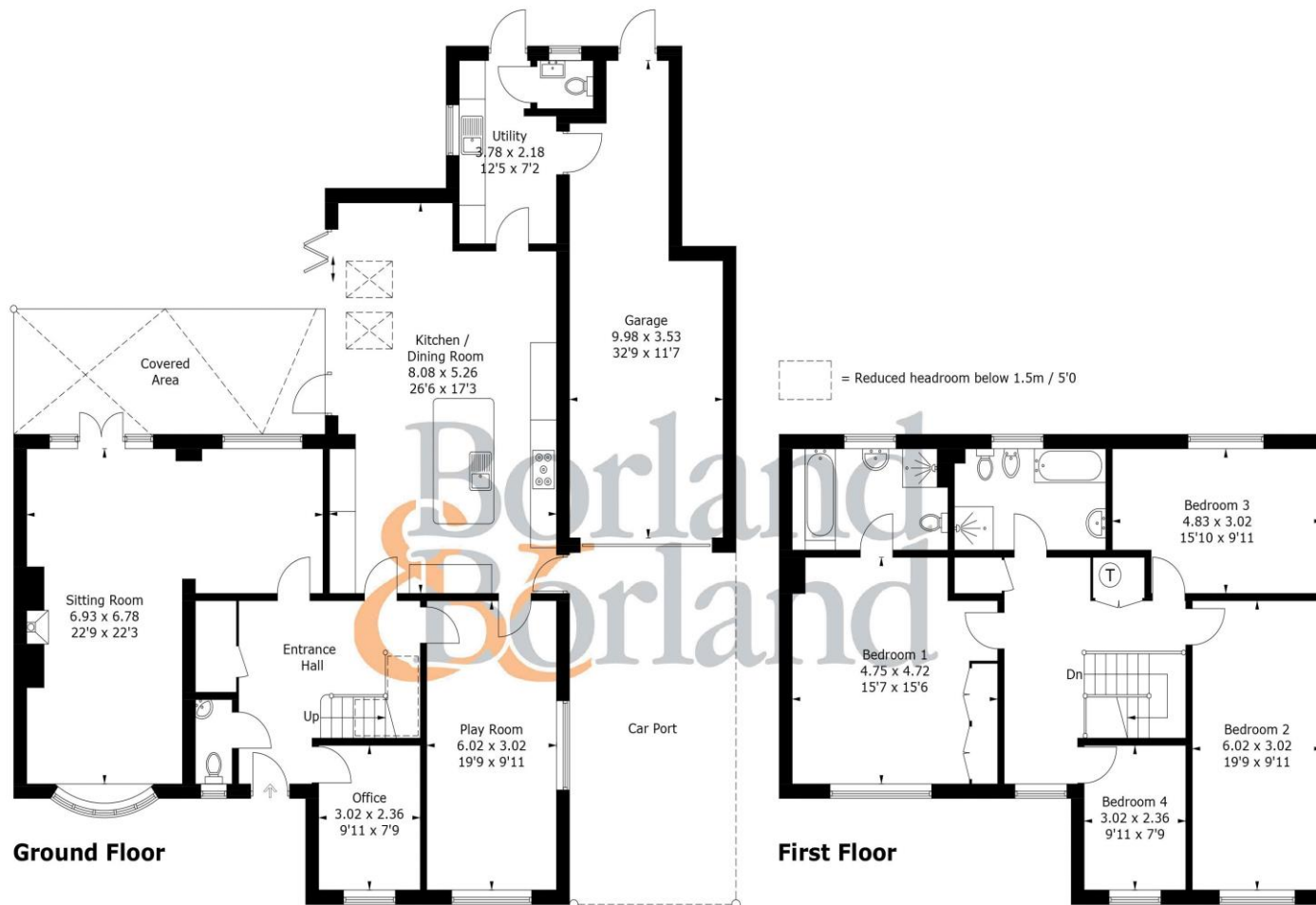
The property is well placed to take advantage of all that this corner of Hampshire and West Sussex has to offer, with the additional benefit of being within easy reach of major road and rail links to London (Waterloo or Victoria) and the South Coast.





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Approximate Gross Internal Area = 261.1 sq m / 2810 sq ft
(Including Garage & Excluding Car Port)



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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. (ID1172293)



Directions

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