



{ CHURCH LANE HOLYBOURNE GU34
£4,500 PER MONTH AVAILABLE 16/06/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Church Lane Holybourne GU34

£4,500 Per Month
Unfurnished

 5 Bedrooms
 3 Bathrooms
 3 Receptions

Features

- Five Bedrooms, - Three Reception Rooms,
- Principle Bedroom with Ensuite, - Dressing Room, - Double Garage, - Council Tax Band H, - Luxurious Garden

Council Tax Band H

Hamptons
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{ A FIVE BEDROOM FAMILY HOME IN A PEACEFUL LOCATION IN HOLYBOURNE

The Property

The house forms part of a private drive of just three properties with well-proportioned rooms and a flexible layout together with traditional elevations of brick, stone and flint beneath a slate roof. The generous accommodation includes a kitchen/ dining room opening into a superb orangery with a wood burning stove. This is a magnificent room extending to about 26'1/7.95m with two sets of double doors opening out to the terrace and garden. The bespoke kitchen (with an adjoining utility room) is fitted with a range of cabinets and pan drawers and is set around an island together with an oven, microwave, dishwasher, 5-ring gas hob with an extractor fan above and granite work surfaces. The flexible and generous living accommodation also includes an elegant twin aspect sitting room with a central fireplace and double doors opening to the orangery. The further accommodation could be arranged to suit a variety of requirements and includes a ground floor wing with the principal bedroom suite (including a dressing room and en-suite bathroom) together with two further bedrooms and shower room. The two further bedrooms and shower room are set to the first floor.

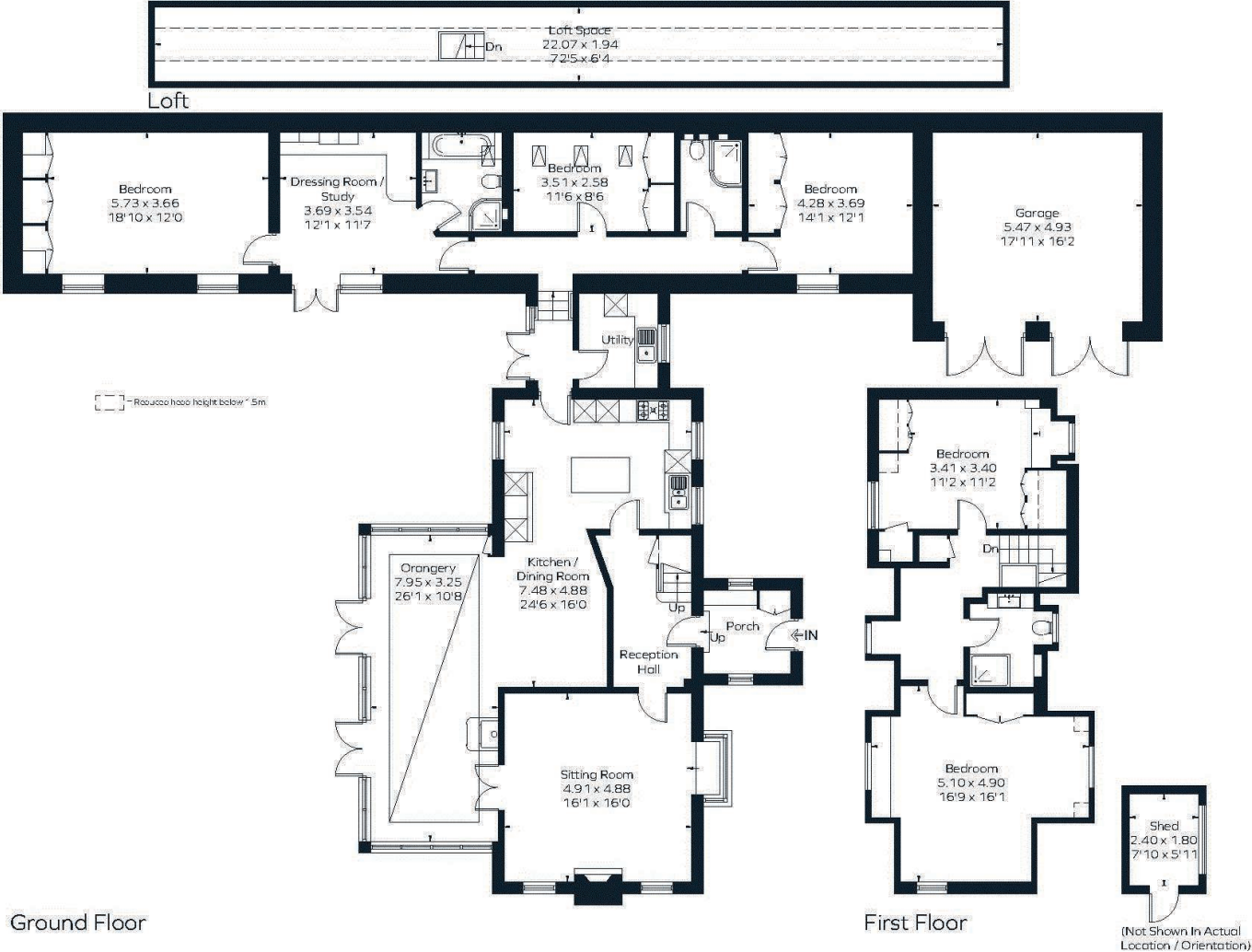
Outside

The house stands within attractive landscaped grounds providing a wonderful setting with areas of lawn together with established borders, vegetable garden and a variety of specimen trees. A broad paved terrace is set to the south and east of the house (and adjoins the orangery) and provides an ideal outside seating and entertaining area. A private drive is approached via

a shared access track and a pair of gates. The driveway provides ample parking and access to the integral double garage (with electric doors and enclosed loft space). Of note, there is a potting shed set within the grounds.



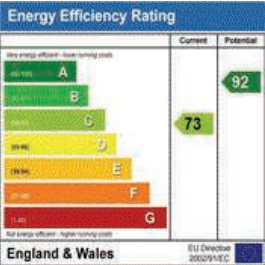
Approximate Floor Area = 248.6 sq m / 2676 sq ft
Loft Space = 42.8 sq m / 461 sq ft
Garage = 28.2 sq m / 303 sq ft
Total = 319.6 sq m / 3440 sq ft (Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87817

For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.





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THE HOME EXPERTS