

# HOLLIHURST ROAD





## HOLLIHURST ROAD

PETWORTH, GU28 9BT

A superb detached 4/5 bedroom, 3 reception room family home with fine views across the South Downs.

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Available: 8th July 2024

£4,500 PCM (Per Calendar Month)

House - Detached - 4 Bedroom - 3 Bathroom - 4 Reception

### Key Features

- Spacious light and flexible accommodation 4/5 bedrooms
- 3 Bathrooms
- Fabulous views over maintained Gardens the South Downs
- Peaceful location

## THE PROPERTY

Detached family home in an elevated position offering light and spacious, flexible accommodation with stunning views towards the South Downs.



In brief detail, the accommodation comprises:

Light and open entrance hall, with hand crafted staircase leading to the upper and ground floors. Drawing room with large picture window with window seat, providing stunning views, gas fireplace, range of built in bookshelves and doors to the terrace. Front aspect study with excellent range of fitted shelves and a desk. Cloakroom, door to integral garage, further room with walk in shower and storage. Rear aspect master suite comprising good size bedroom with doors to a large balcony, good size dressing room, which could serve as a further bedroom or nursery, with a range of built in wardrobes. En-suite bathroom with twin basins, bath and separate shower.

Stairs lead to the ground floor.

Fabulous open plan kitchen/dining room/reception, with wood burning stove and bifolding doors opening to the rear terrace. Central island, fitted units, Electric Aga, fridge/freezer, dishwasher and pantry. Utility/boot room, with washing machine, sink and drainer and good range of fitted cupboards, door to outside. Further cloakroom and boiler/operations room. Separate family room.

Top floor, Guest suite with floor to ceiling window providing fabulous views, en-suite shower room. Bedroom 3, spacious room with large feature floor to ceiling window, door to Jack and Jill bathroom and eaves storage. Bedroom 4, rear aspect spacious room with eaves storage.

Outside : front gravel driveway providing parking, garage. Stunning rear garden, with mature trees and some specimen shrubs.

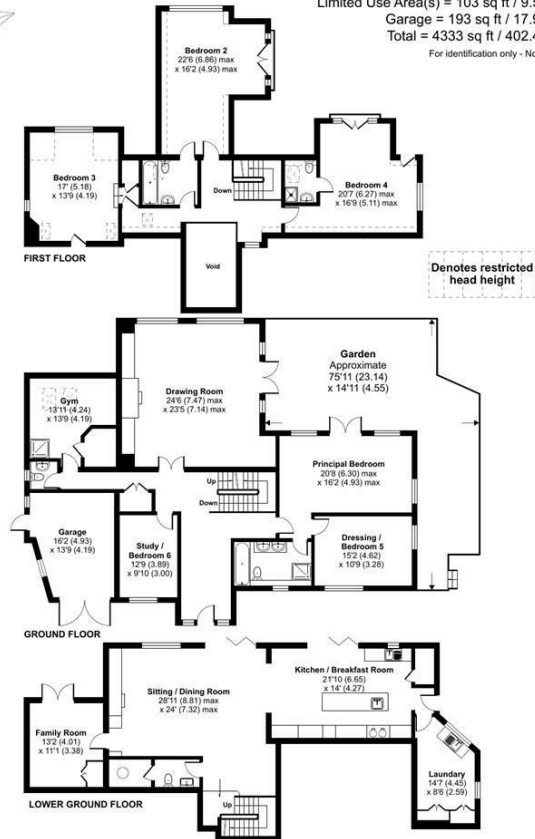
Septic tank  
Oil fired central heating  
Available July.

EPC Rating - D  
Council Tax Band - F



## Hollihurst Road, Lodsworth, Petworth, GU28

Approximate Area = 4037 sq ft / 375 sq m (excludes voids)  
Limited Use Area(s) = 103 sq ft / 9.5 sq m  
Garage = 193 sq ft / 17.9 sq m  
Total = 4333 sq ft / 402.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grantleys. REF: 1115109.

## Haslemere Lettings

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