

# HOLLIST LANE



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## EASEBOURNE, GU29 9RS

Available: 30th August 2024

£11,000 PCM (Per Calender Month)

House - Detached, 8 Bedroom  
6 Bathroom, 6 Reception  
Unfurnished

### Summary

This stunning grade II-listed country home features five bedrooms and four reception rooms. As well as private off-street parking, a swimming pool, a tennis court, and a three-bedroom cottage all set within just under 8 acres.

### Key Features

- Five to eight Bedrooms
- Four to six Bathrooms
- Swimming Pool
- Tennis Court
- Separate Three bedroom cottage
- Pets considered on a case-by-case basis
- River frontage
- Gardener services included







## THE PROPERTY

### Property Description

This stunning Grade II-listed Georgian house offers an impressive blend of historic charm and traditional living. This substantial property comprises a main house and an attached cottage, providing up to 8 bedrooms, 6 bathrooms, and 6 reception rooms.

### Main House

Upon entering, you are welcomed into a spacious courtyard. The entrance hall offers seamless access to the elegant dining room and formal drawing room, both featuring open fireplaces, perfect for hosting formal gatherings. A convenient downstairs WC is also located just off the hall.

The dining room leads to a cosy family room and a well-appointed utility room, which includes ample storage for muddy wellies and coats with direct access from the front courtyard. At the rear of the house, the family room and sitting room overlook the beautifully maintained gardens through traditional sash bay windows, complemented by another inviting open fireplace. The country-style kitchen features an iconic Aga & separate oven and wooden cabinetry,



providing abundant storage space.

The first floor includes five generously sized bedrooms and four bathrooms, with two to three of the bedrooms offering en-suite facilities.

#### The Cottage

The attached cottage adds further flexibility to this remarkable property, featuring three additional bedrooms, a kitchen, two bathrooms, a dining room, and a spacious sitting room with a large open fireplace.

#### Outdoors

The outdoor space at Hollist House is nothing short of spectacular. The meticulously maintained gardens surround the property, creating a tranquil and picturesque setting. A private swimming pool, located just a short walk from the main house, overlooks the artificial grass tennis court. Set within 8 acres of land, the property also offers riverfrontage on the River Rother, complete with natural springs.











## Location

Located on Hollist Lane in Easebourne (GU29), provides excellent access to local amenities and transport links. For families, Easebourne Primary School is just a 5-minute drive away, while Midhurst Rother College is conveniently located 1.5 miles from the property. Nearby, prestigious independent schools such as Seaford College and Bedales School can be reached within 20 minutes by car.

The property is well-connected by major roads, with the A272 just 2 miles away and the A3 accessible within 14 miles. For train services to London, both Haslemere and Petersfield stations are a 20-minute drive, offering direct routes to London Waterloo in under an hour. Additionally, the nearby towns of Midhurst (1.5 miles), Chichester (11 miles), Guildford (25 miles), and Portsmouth (26 miles) offer a wide range of shopping, dining, and other amenities.

Utilities: Private Drainage , Oil Fired Central Heating, Mains electricity.

EPC: Band E

Gardening service included

Pets are considered on a case-by-case basis.

Holding Deposit - £2538.00

Security Deposit - £15,230.00

Chichester District Council Band H





## Haslemere Lettings

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