





32 Hollybank Lane

A beautifully presented detached family home situated in a highly sought after location.



- ▶ **Beautifully Presented Extended Family Home**
- ▶ **Cloakroom**
- ▶ **Spacious Kitchen / Breakfast / Family Room**
- ▶ **Ample Parking**
- ▶ **Extensive Landscaped Garden**
- ▶ **Flexible Accommodation**
- ▶ **Utility Room**
- ▶ **Study**
- ▶ **Cinema Room**
- ▶ **Two En-suites and Family Bathroom**

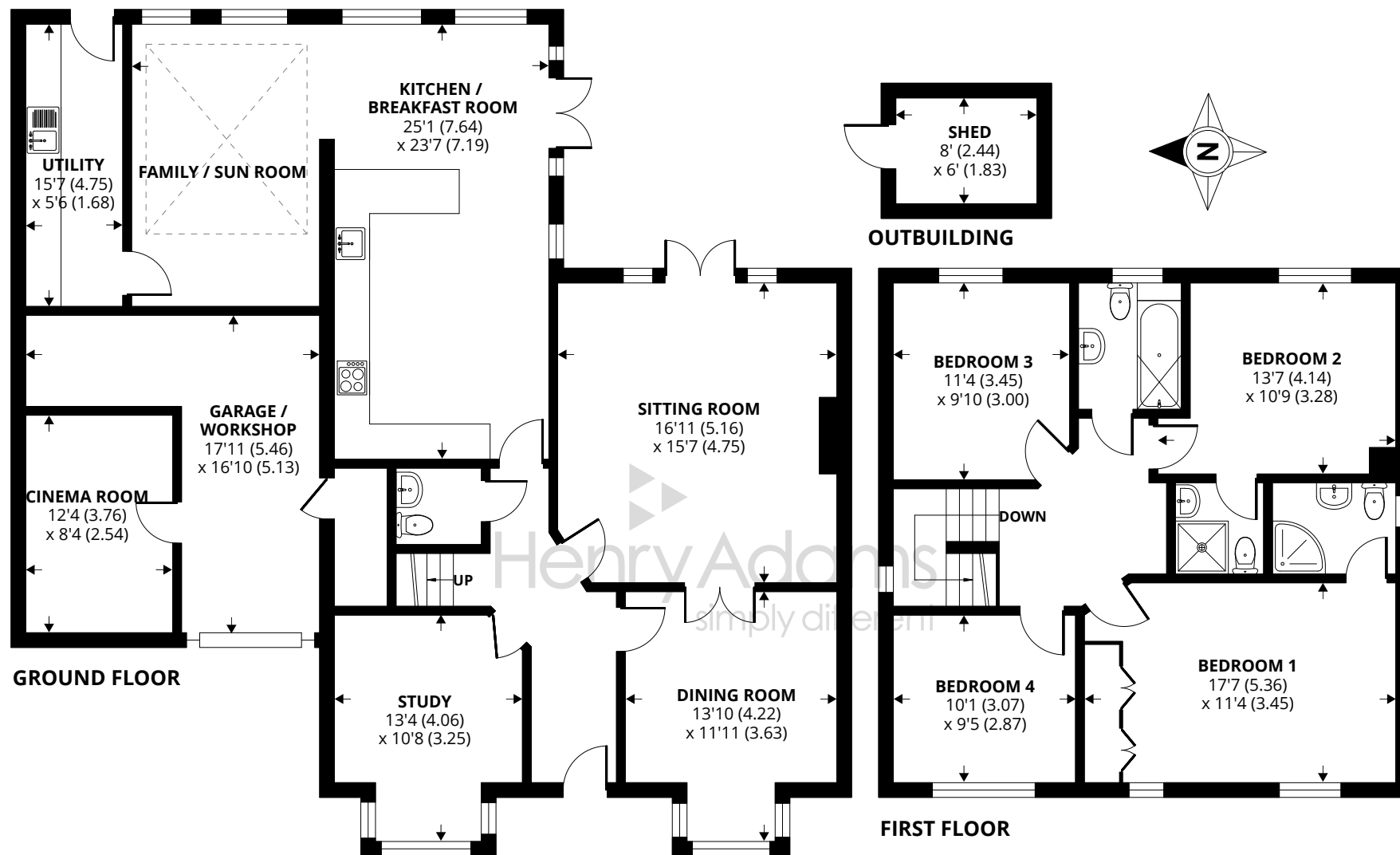
A beautifully and elegantly presented contemporary family home situated in a particularly sought-after position to the north of Emsworth with large gardens to the front and rear. This individual, low maintenance home has superb, spacious and flexible family accommodation with a particularly fine kitchen/breakfast/family room with a feature log-burner and French Doors onto the large rear garden. The elegant sitting room, also with a log burner, has direct access to the rear garden and double doors into the dining room. The downstairs accommodation is complemented by a large study and a utility room with plumbing for a washing machine and ample storage. Heating is provided by an energy-efficient gas boiler which was installed in 2022. Upstairs there are four good size double bedrooms with bedroom 1 having a recently-installed Air Conditioning unit with both bedrooms 1 and 2 benefitting from stylish en-suites. There is also a family bathroom, airing cupboard and direct access (via a ladder) to the loft space.

Outside, there is parking to the front for numerous cars and/or boats. The double garage has been partially converted into a cinema room, leaving plenty of space for storage/workshop. The rear garden is laid mainly to lawn, with some fine trees complementing the flower and shrub borders. There are two patio areas, one with direct access from the kitchen/breakfast room and the other situated at the end of the garden to gain full benefit from the evening sunshine with family and friends.









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Approximate Area = 2080 sq ft / 193.2 sq m

Garage = 330 sq ft / 30.6 sq m

Outbuilding = 48 sq ft / 4.5 sq m

Total = 2458 sq ft / 228.3 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). © nchecon 2023. Produced for Henry Adams. REF: 1058405

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

Number 32 Hollybank Lane is situated to the north of Emsworth in a lane of dissimilar properties. Hollybank Lane is a particularly popular area because of its established feel. Emsworth is a beautiful, thriving village located at the northern end of Chichester Harbour and is renowned for its beautiful coastline and harbour. It has a broad range of independent shops and multiple retailers, restaurants and public houses.

There is a range of established and highly regarded schools covering all age groups and various denominations. Emsworth has a railway station with services to Havant, which connect to London Waterloo, as well as access via road to the north to the A3M to Guildford and London and to the South to the A27 between Chichester and Portsmouth.

5th December 2023

