





Westlands, Hollist Lane, Easebourne, Midhurst, GU29 9AD

A recently renovated family house with annexe in a very desirable location in Easebourne



- ▶ Prime Location
- ▶ Self-Contained Annexe
- ▶ Open Plan Living
- ▶ Spacious Accommodation
- ▶ Peaceful and Private Position
- ▶ Detached Family Home
- ▶ Active Planning To Build Garage
- ▶ Walking Distance To Midhurst
- ▶ Manageable Gardens
- ▶ Five Bedrooms / Four Bathrooms

Upon entering Westlands, you are greeted by a spacious porch leading into a welcoming entrance hall. The heart of the home is the open-plan kitchen/dining room, featuring high-quality fittings, a large island with breakfast bar, and sliding doors that open onto a terrace. Adjacent to the kitchen, the generous sitting room boasts a large fireplace with a wood-burning stove, a bay window overlooking the front garden, and sliding glass doors to the exterior. Completing the ground floor are two versatile study rooms, a cloakroom, and a practical utility room.

The first floor offers a central landing that leads to four well-appointed bedrooms, all with fitted wardrobes. The main bedroom features a walk-in wardrobe and an en-suite bathroom, while the second bedroom also includes an en-suite shower room. The two additional bedrooms share a modern family bathroom.

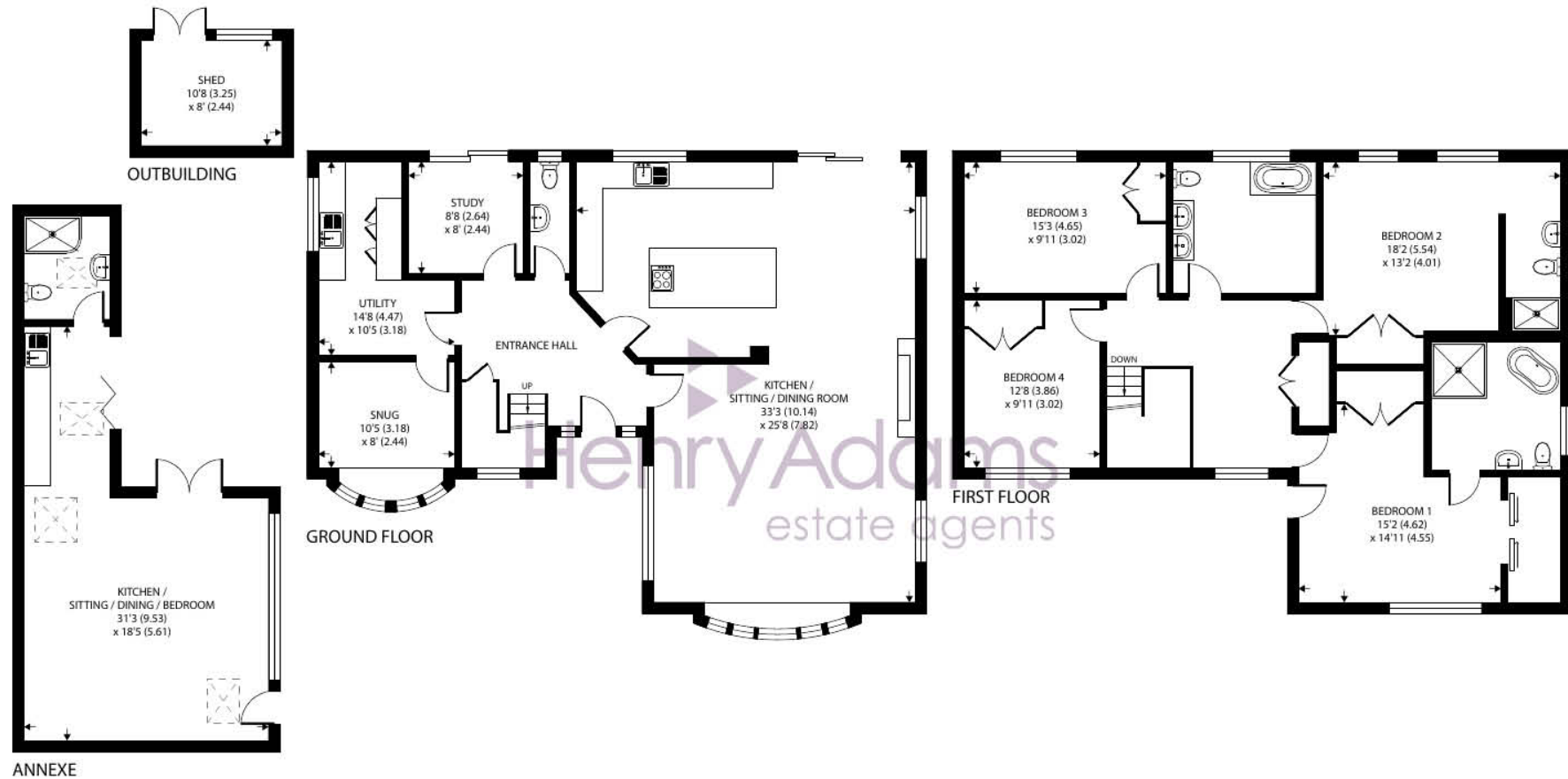
Westlands is approached via a tarmac driveway, offering parking for multiple cars, bordered by a neatly manicured front lawn. The rear garden features a terrace, leading to a lawn with steps up to a raised decking area, all surrounded by charming shrub borders for added privacy. Additional amenities include a useful workshop behind the annexe and planning permission for a double garage with a log store.

Since its acquisition in 2013, Westlands has been fully renovated to an exceptional standard, offering a light-filled, contemporary family home in the sought-after village of Easebourne, Midhurst.









Approximate Area = 2505 sq ft / 232.7 sq m

Annexe = 478 sq ft / 44.4 sq m

Outbuilding = 85 sq ft / 7.8 sq m

Total = 3068 sq ft / 284.9 sq m

For identification only - Not to scale



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.

Annexe

Converted and extended in 2023, the annexe provides a flexible living space ideal for guests or extended family. It includes a spacious kitchen/living room with vaulted ceilings and ample natural light, complemented by sliding glass doors that open onto a patio. The annexe also features a well-equipped kitchen and a modern shower room.

Location and Amenities

The thriving town of Midhurst resides on the Surrey and Sussex border. Full of listed buildings, attractive shops and narrow lanes, it's also blessed with charming hotels and restaurants. There are also primary schools, an Academy College, leisure complex, medical centre, a library, Sainsburys and the Cowdray Park golf course. The town has previously been declared as one of the best places to live in the South East by a Sunday Times survey which was based on a number of criteria including lifestyle, crime rate, schooling and house prices.



