

HOLLYBOURNE

UPPERFIELD, EASEBOURNE, MIDHURST, WEST SUSSEX

JACKSON-STOPS



HOLLYBOURNE, UPPERFIELD, EASEBOURNE, MIDHURST, WEST SUSSEX

TOTAL APPROX. FLOOR AREA: 244.5 SQ M / 2632 SQ FT (EXC. SHEDS)

A SPACIOUS FIVE-BEDROOM FAMILY RESIDENCE LOCATED IN UPPERFIELD, IN THE SOUGHT AFTER VILLAGE OF EASEBOURNE, ON THE EDGE OF MIDHURST.

THIS HOME FEATURES A SEPARATE ANNEXE, PROVIDING VERSATILE LIVING OPTIONS AND AMPLE SPACE FOR FAMILY AND GUESTS.



GROUND FLOOR

- Hall
- Sitting / dining room
- Kitchen / breakfast room
- Larder
- Conservatory
- Utility room
- Cloakroom

GROUND FLOOR ANNEXE

- Sitting room / kitchen
- Double bedroom with shower room en suite

FIRST FLOOR

- Main bedroom with dressing room and shower room
- 3 double bedrooms
- Family bathroom
- Shower room

OUTSIDE

- Gardens
- Terrace
- Driveway
- Parking for several cars
- 2 timber sheds





THE PROPERTY

Built in the 1960's Hollybourne is a detached family home, constructed of brick under a tiled roof. Hollybourne has an inner hall, which leads into the ground floor annexe, with sitting room / kitchen, double bedroom and shower room en suite. From the inner hall a door leads into the hall of the main house. The dual aspect sitting / dining room is spacious with double doors to the patio and doors into the south facing conservatory which also has doors to the patio, ideal for entertaining. The kitchen / breakfast room features an oil-fired Aga and double doors to the garden, and a separate larder. A spacious utility room with plenty of cupboards, a door to the garden and door to the cloakroom complete the ground floor.

Stairs lead to the first floor landing, with loft access and airing cupboard with hot water tank and electric immersion heater. The main bedroom is dual aspect with dressing room off the landing, which leads to the en suite shower room. There are three further double bedrooms, a further shower room and a family bathroom.









GARDENS AND GROUNDS

There are two parking spaces along the drive and 2-3 spaces to the front of the house. A paved path leads around the house to a patio at the front southerly aspect, ideal for entertaining. The rear and side of the garden is mainly laid to lawn. There is a substantial timber shed to one side and a further timber shed at the end of the drive, closest to the house.

THE LOCATION

Hollybourne is situated in Upperfield, a quiet, private road off Hollist Lane in Easebourne, located on the northern edge of Midhurst. Easebourne has an M&S Simply Food store, the popular Cowdray Estate Farm Shop and Café, a Church, pub and recreational grounds.

Midhurst is close by and provides for most everyday needs, whilst Guildford in Surrey and the Cathedral city of Chichester, both with renowned theatres, are within easy reach and have more extensive shopping and leisure facilities.

The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline station at Haslemere provides a fast service to London Waterloo. Midhurst and the surrounding area have much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast. There are many footpaths and bridleways in the area for walking and riding


Annexe


Annexe

DISTANCES

BY ROAD:
LONDON 53 MILES
MIDHURST 1 MILE
HASLEMERE 8 MILES
CHICHESTER 13 MILES

BY RAIL:
HASLEMERE TO LONDON WATERLOO
FROM 49 MINUTES

PROPERTY INFORMATION

Post Code: GU29 9AE

Services: We have been advised by our clients that the property has mains water, electricity and drainage. Oil fired central heating and oil-fired AGA. None of the services have been tested.

Fixtures, Fittings & Garden Statuary: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

Local Authority: Chichester District Council.

Council Tax: Band G

Upperfield Road Association: To cover the maintenance of Upperfield, which is a shared private road, each homeowner pays an annual fee, currently £125 per year.

Photographs: Taken November 2025

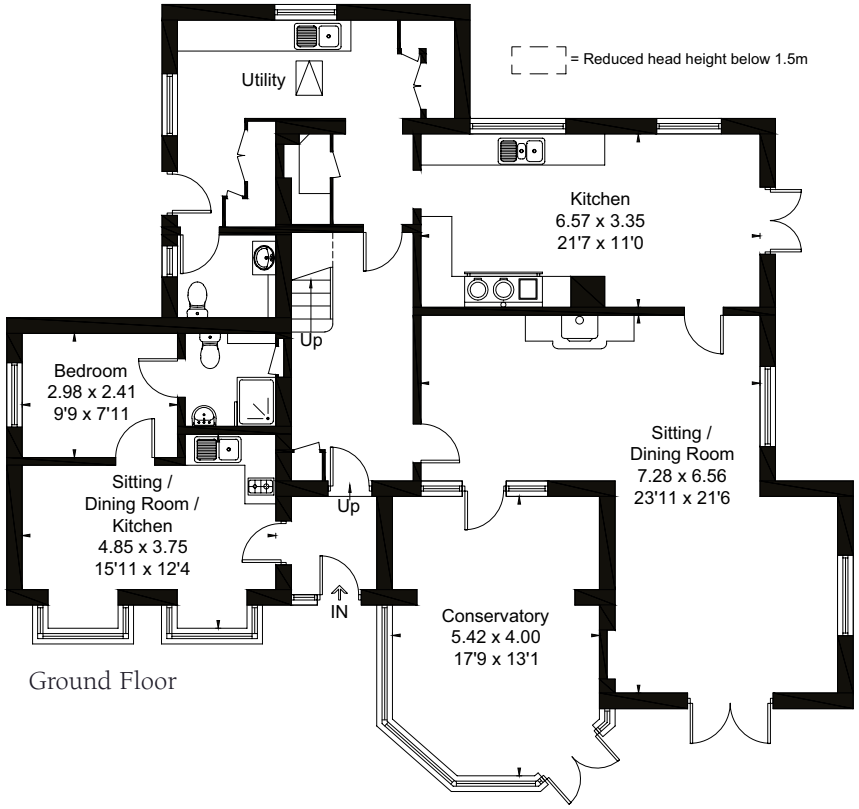
Viewing: All viewings are strictly by appointment with Jackson-Stops, Midhurst 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Directions: From Midhurst take the A286 towards Haslemere. After approximately ½ mile, at the crossroads, turn left into Hollist Lane. Take the second turning on the right into Upperfield and Hollybourne is the first house immediately on the right hand side.

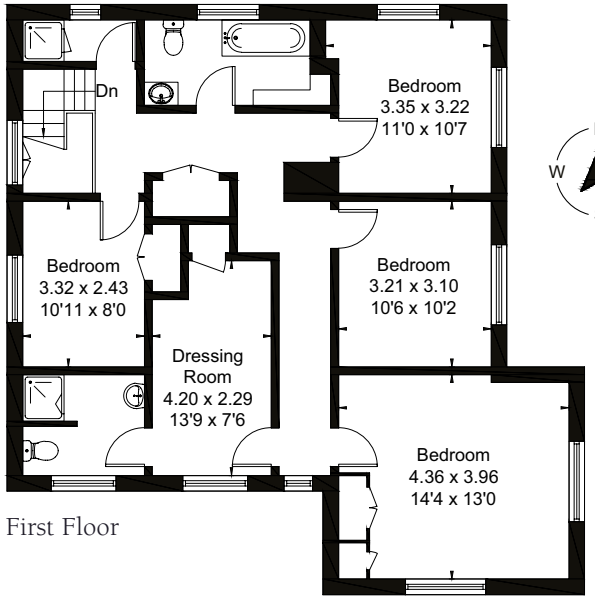
HOLLYBOURNE

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Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

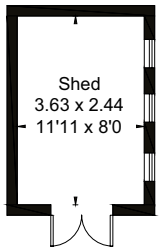


Ground Floor

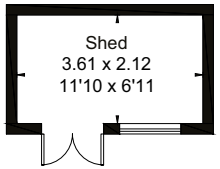


First Floor

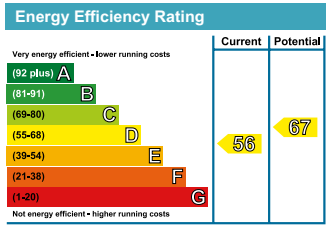




(Not Shown In Actual Location / Orientation)



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Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



MIDHURST
01730 812357
midhurst@jackson-stops.co.uk
jackson-stops.co.uk

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