



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

Offers In The Region Of £1,375,000





Westlands, Hollist Lane, Easebourne

Feehold / EPC: C / Council Tax Band: G

Westlands is an exceptional four-bedroom detached family home that has been beautifully and comprehensively renovated, including the addition of a separate annexe. Perfectly positioned in the highly desirable village of Easebourne, near Midhurst, this impressive property combines contemporary style with practical family living.

Since its acquisition in 2013, the current owners have undertaken a complete transformation of the house, finished to an outstanding standard throughout. The result is a light-filled, modern residence offering versatile accommodation, elegant interiors, and a wonderful sense of space, ideal for modern family life in one of the area's most sought-after locations.

- Prime Easebourne Location
- Self-Contained Studio / Annexe
- Active Planning To Build Garage
- Open-Plan Kitchen / Dining / Living Room
- Walking Distance to Local Schools and Shops
- Spacious Accommodation Throughout
- Landscaped Rear Garden / Terrace & Deck Area
- Private and Peaceful Position
- Driveway Parking For Up To 8 Cars

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Upon entering Westlands, you are greeted by a spacious covered porch leading into a welcoming entrance hall. The heart of the home is the open-plan kitchen/dining room, featuring high-quality fittings, an impressive island with breakfast bar, and sliding doors that open onto the large rear garden 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, which flood the room with natural light. Completing the ground floor are two versatile study rooms, a cloakroom, and a practical utility room.

The first floor offers a spacious and light central landing that leads to four generously sized bedrooms, all with fitted wardrobes. The primary bedroom features a walk-in wardrobe, a second storage space and a plush ensuite bathroom with free-standing bath and separate walk-in shower, while the second bedroom also includes an ensuite shower room. The two additional bedrooms share a large 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 gorgeous terrace which has ample space for garden seating and dining and this overlooks a lovely lawn, all surrounded by charming shrub borders for added privacy. There are steps up to a spacious, raised deck which is a suntrap in Summer months and perfect for sunbathing. Additional amenities include a useful workshop behind the annexe and planning permission for a double garage to the front of the front garden, with a log store.

Studio / Annexe

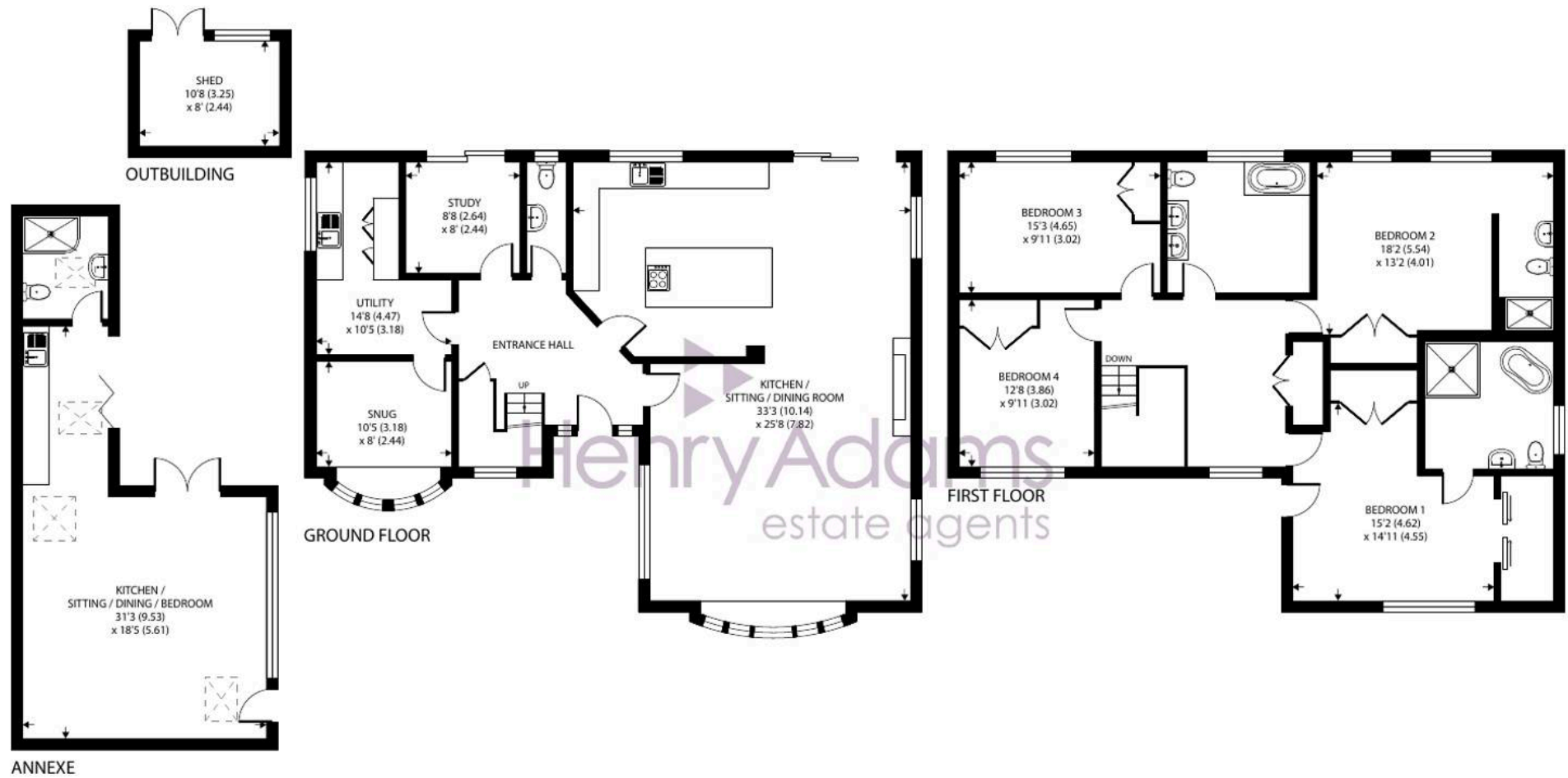
Converted and extended in 2023, the studio provides a flexible living space ideal for guests or extended family. It includes a spacious kitchen/living room with vaulted ceilings and ample natural light, complemented by sliding glass doors that open onto a private courtyard. Features include a well-equipped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











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





Henry Adams – Midhurst

Henry Adams, Bepton Court, 2 West Street – GU29 9NF

01730 817370 • midhurst@henryadams.co.uk • www.henryadams.co.uk/

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.