





GUIDE PRICE £900,000 - £950,000 This impressive and significantly extended detached family home offers versatile living in a prime location on the northern fringe of Emsworth, next to woodlands of Hollybank Woods and within easy reach of Westbourne village benefitting from a **LARGE GARAGE** and **WORKSHOP**. Designed to a high specification, the property combines modern family comfort with generous proportions throughout, making it the perfect choice for those seeking a home with space, style and flexibility.

- IMPRESSIVE DETACHED FAMILY HOME
- THREE GENEROUS RECEPTION ROOMS & STUDY
- GENEROUS PRIVATE GARDENS
- LARGE GARAGE WITH WORKSHOP
- DESIRED EMSWORTH LOCATION
- CARPORT AND DRIVEWAY PARKING
- BI-FOLD DOORS TO GARDEN
- FOUR SPACIOUS BEDROOMS
- EXTENDED AND REDESIGNED INTERIOR
- EPC rating: B (86)



Hollyhill House, Hollybank Lane, Emsworth

Approximate Gross Internal Area = 284.9 sq m / 3067 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.