



Contemporary home in a favoured village

Hollihurst, Lodsworth

Freehold



Family kitchen • Sitting Room • Orangery/Dining Room
 • Three bedrooms • Two bathrooms (one en suite)
 • Gardens • Fabulous views • Garage

Situation

Hollihurst is situated in the heart of this well-regarded West Sussex village which is situated between the historic Cowdray and Leconfield Estates. Lodsworth benefits from a thriving, award-winning village shop, a well-regarded pub, The Hollist Arms, and there are many community events and clubs. Midhurst and Petworth offer a wide range of local shops and services. More extensive shopping facilities can be found at Chichester. There is excellent access to London and the national motorway network. A regular, fast, South West Trains service runs from Haslemere to London Waterloo, the journey taking approximately 50 minutes.

There is a wide choice of good schools in the area including Bedales, Highfield, Seaford College, Ditcham Park and Churchers. Recreational and sporting facilities nearby are excellent and include polo at Cowdray Park, horse racing at Goodwood and Fontwell Park.

Description

Set in an elevated position and boasting wonderful views to the South Downs, Hollihurst is an attractive detached family home that has been extensively refurbished by its current owners. The spacious entrance hall leads to a contemporary

kitchen/breakfast room installed in 2017, which has bespoke base and wall units and integrated appliances.

The dual aspect sitting room is a generous size and measures over 22 ft and benefits from a wood burning stove. Both rooms lead to an elegant oak framed orangery/dining room, with underfloor heating. This space is wonderfully light, leads on to the garden and is ideal for entertaining.

To the first floor is a master bedroom with built in wardrobes and a generous en suite shower room with underfloor heating. There are two further double bedrooms and a family bathroom. All bedrooms have wonderful views across to the South Downs.

Outside, the house is accessed via a private drive and wooden gates, there is space for several cars and there is a brick built garage. The tranquil gardens are fully fenced and mainly laid to lawn with a wonderful terrace and several seating areas.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Important Notice

Photographs taken July 2019.





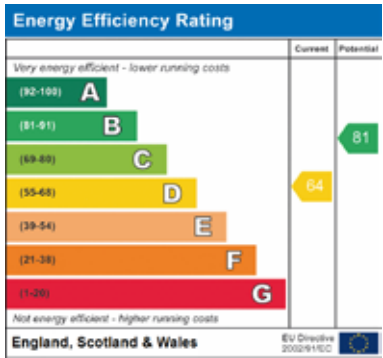
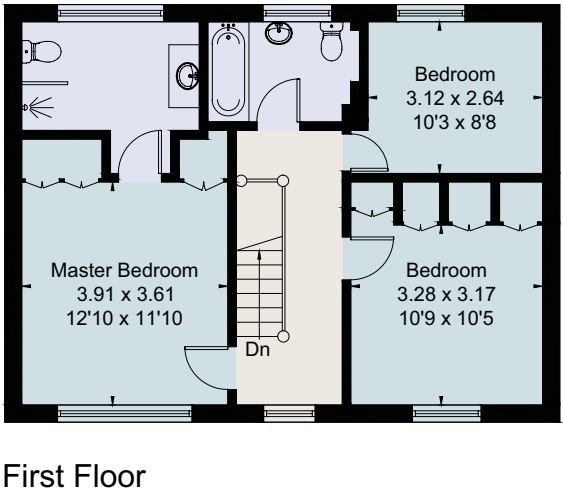
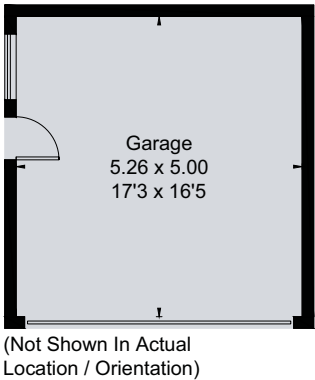
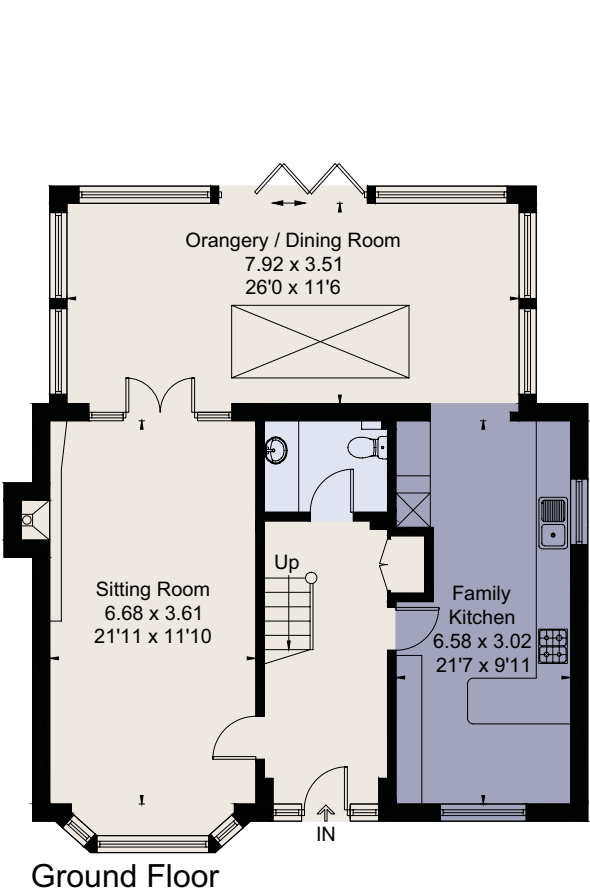
Hollihurst, Hollihurst Road, Lodsworth , GU28 9BT
Approximate Floor Area 154.2 sq m / 1660 sq ft
Garage 26.2 sq m / 282 sq ft
Total 180.4 sq m / 1942 sq ft



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