



Marley Common, Haslemere, Surrey
Guide Price £945,000

CLARKE  GAMMON
1919

Breezes

MARLEY COMMON HASLEMERE SURREY GU27 3PT

Guide Price £945,000 Freehold

Breezes is an attractive and beautifully presented, totally modernised semi detached house occupying an established position in one of Haslemere's most sought after locations on Marley Common.

Constructed in 1931 by renowned local developer 'Hutchins,' the house offers attractive tile hung and rendered elevations with trademark hand carved fascia boards. In recent years the property has been totally modernised and is offered in excellent condition. The entrance hall with its oak flooring gives access to the rear garden and the beamed sitting room with its open fireplace. Beyond the sitting room is the family room/conservatory which has views over the gardens and provides access to the cloak/shower room and utility room. The luxuriously appointed fully fitted kitchen/dining room has a range of fitted units including a variety of Miele appliances and granite worktops. The dining area has a bay window with views over the garden. An undoubted feature of the house is the main suite with its double aspect vaulted bedroom having eaves storage, dressing room with built-in wardrobe cupboards and beautifully presented shower room. There are two further bedrooms; bedroom two is double aspect (previously two bedrooms) and is fitted with a range of wardrobes, bedroom three is a small double also with built-in wardrobe cupboards, and a family bathroom.

A five bar gate gives access to parking for numerous cars and leads to the recently completed garage with its vaulted ceiling, excellent storage and access to the rear garden. The front garden is laid to sculpted lawn with well stocked colourful flower borders and a small vegetable corner. The fully enclosed and part walled rear garden is south facing, laid to lawn in two areas with a full width herringbone brick sun terrace, mature apple tree and well stocked borders. There is a newly constructed garden store.

- Idyllic rural location
- Hall, cloak/shower room and utility room
- High quality kitchen/dining room
- Spacious vaulted main bedroom suite
- New spacious vaulted garage and parking
- Totally modernised and tastefully presented
- Beamed sitting room
- Family room/conservatory
- Two further bedrooms (previously three)
- Wonderful and colourful south facing rear garden

CG HASLEMERE

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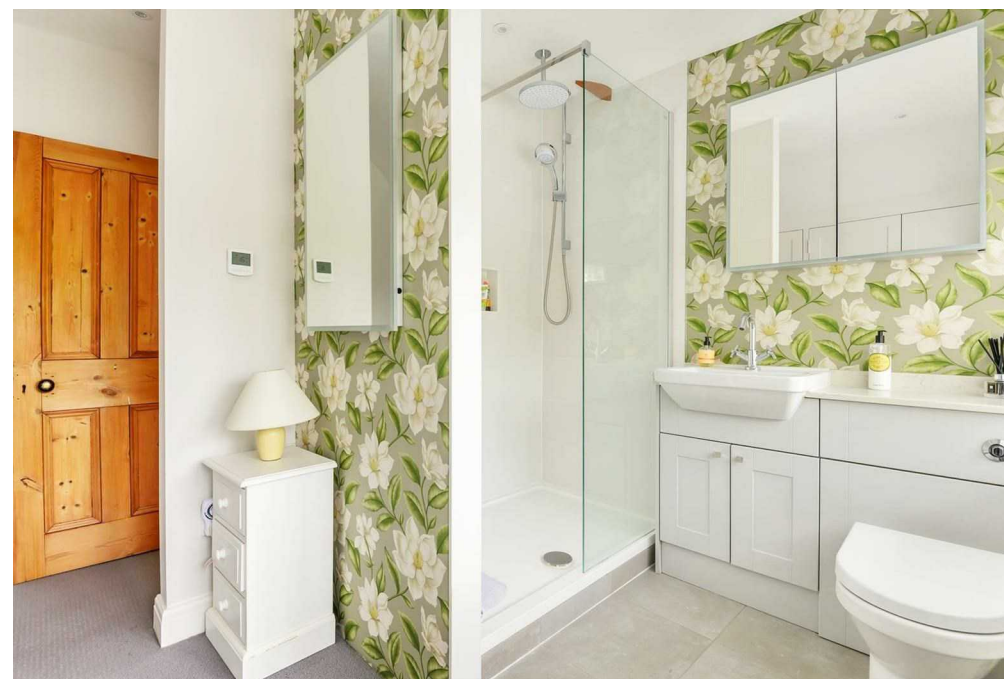
clarkegammon.co.uk

Local Authority: Chichester District Council Tax Band F

Services: Mains electricity, gas and water, private drainage









SITUATION

The house occupies an established position in a small cluster of cottages on the highly desirable National Trust owned Marley Common which is accessed via a private road. The common features many acres of open countryside and woodland, footpaths and bridleways and is renowned for its access to the Sussex Border Path and Serpents Trail all of which are of great interest to ramblers, horse riders and mountain bikers. Although in a rural setting, the house is only one mile from Shottermill Ponds and Camelsdale village which provides Arnolds Garage petrol station / convenience store, tea room and popular primary school. The attractive hamlet of Kingsley Green is the same distance in the opposite direction. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian/Coppa Club in the High Street and Lythe Hill which has a spa. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast. The surrounding area has much to offer with theatres in Guildford and Chichester, polo and golf at Cowdray Park, horse and motor racing at Goodwood and sailing out of Chichester Harbour.



DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286). Continue for approximately 1 mile then turn right at the sharp left hand bend passing Coomers builders merchant. Turn right at the junction then almost immediately left onto Camelsdale Road. Proceed through the village passing Springfarm Road on the left then take the next left into Marley Lane. Continue up the hill for approximately 0.7 miles turning right close to the top of the hill at the green sign, keep left and the house will be found on the left hand side.

Camelsdale 1 mile
Weyhill shops and amenities 1.4 miles
Haslemere main line station 2 miles
Haslemere Town Centre 2.6 miles
A3 access at Hindhead 3.4 miles
Guildford 17 miles
Midhurst 7.5 miles
Chichester 19 miles
All distances approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



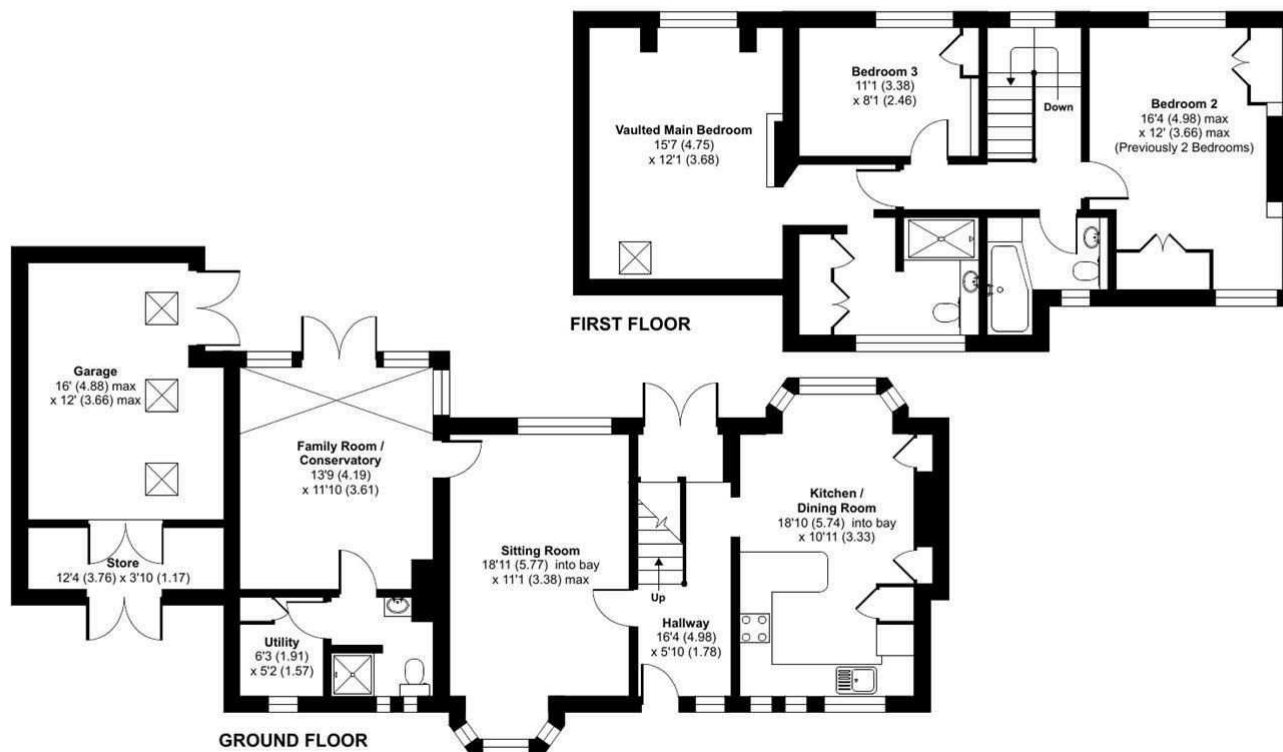
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Approximate Area = 1508 sq ft / 140.1 sq m

Outbuilding = 233 sq ft / 21.6 sq m

Total = 1741 sq ft / 161.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Clarke Gammon. REF: 841898

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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