



## Marley Cottage

MIDHURST ROAD | HASLEMERE | SURREY | GU27 3AA

Wilson | Hill

Master Bedroom with En Suite Bathroom | 5 Further Double Bedrooms | 2 Further Bathrooms | Entrance Hall | Drawing Room | Dining Room | Kitchen/Breakfast Room | Sitting Room  
Study | Utility Room with Larder | Cloakroom | Games Room | Cellar | Parking | Garage Building with 3 Parking Bays and Studio above | Stone Barn | Swimming Pool | Tennis Court  
Gardens of about 1.7 Acres (0.68 ha)

Haslemere 1.1 miles, Midhurst 7.3 miles, Petersfield 12 miles, Guildford 15 miles, London 47 miles



View from tennis court over neighbouring land





### **| The Property**

If you are looking for a lovely Georgian house, Marley Cottage provides a very rare chance to acquire one. The house has been a much loved family home for the last 29 years. Our client's move has been triggered by the family all having left home. The house dates from the late Georgian period with Victorian additions and a further extension built by our client in

1998. The light and airy house offers flexible and well-proportioned accommodation with enough individual spaces to make it ideal for family living. In all a great house and one that has to be viewed to be truly appreciated.

### **| Location**

The house sits just south of the highly regarded town of Haslemere which offers a comprehensive range of shopping and sporting facilities and a mainline station with train services to London Waterloo in around 55 minutes. You can walk to the station and town centre from the house. Close to the town there are a number of National Trust owned areas of common and



woodland, including Blackdown and Marley Common, and the whole area is covered in footpaths and bridleways providing great scope for riding, walking and cycling. There is a good range of schools in the area, both primary and secondary. The larger centres of Guildford and Chichester are within reasonable driving distance as is London and the South Coast via the A3.





## I Outside

A gravel drive leads up to a large parking area and both the garage building and the stone barn are accessed off this. The garage has two open bays and one closed with a useful studio above. The house sits in lovely gardens. On the western side there is a brick terrace and the gardens are predominantly made up of open areas of lawn with extensive herbaceous and shrub borders. To the rear there is an orchard and hard tennis court. Adjacent to the studio there is a secluded area with the swimming pool and attractive views over fields and woodland to the rear can be enjoyed from most of the garden. The grounds total about 1.7 acres in all.



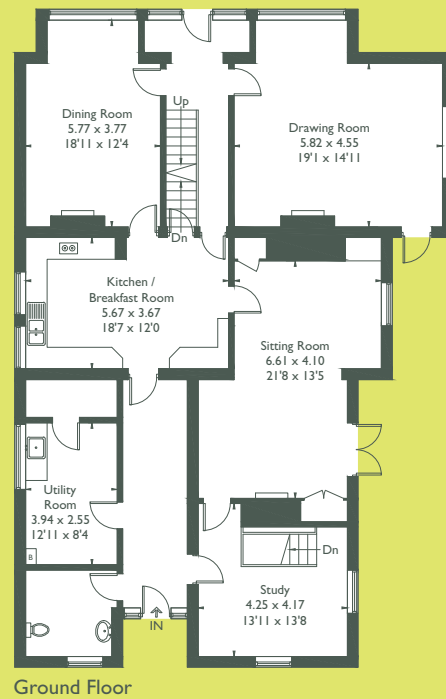
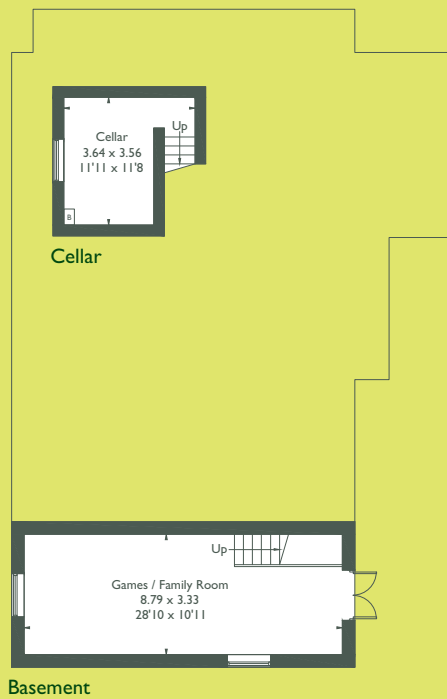
Approximate Gross Internal Area = 352.5 sq m / 3794 sq ft

Cellar = 11.2 sq m / 120 sq ft

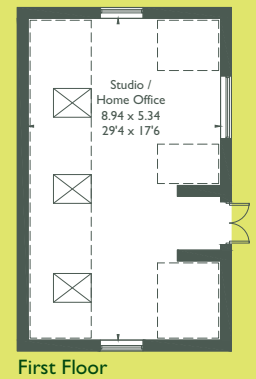
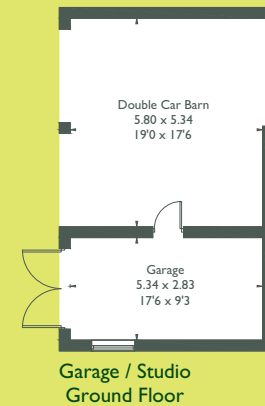
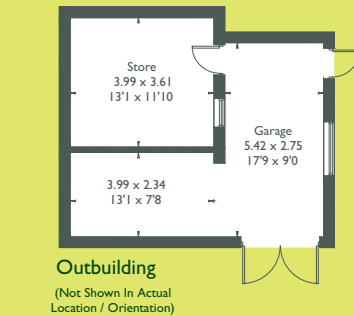
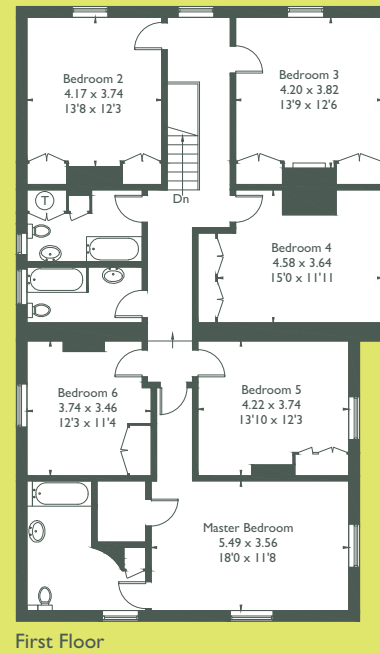
Outbuilding = 40.8 sq m / 439 sq ft

Garage / Studio = 63.1 sq m / 679 sq ft

Total = 467.6 sq m / 5032 sq ft



= Reduced headroom below 1.5m / 5'0"



## Directions to GU27 3AA

From Haslemere High Street, follow the A286 south towards Midhurst and proceed along for 0.8 miles where you will see the entrance to Marley Cottage on the right hand side, 100 yards before the road bends round to the left and you can bear off to the right to Camelsdale. There is a for sale board, so this should help you know you have arrived.



**Services:** All mains services are provided, 2 gas boilers providing hot water and central heating via radiators.

**Local Authority:** Waverley Borough Council

**Council Tax:** Band H

**EPC:** D56.

**Viewing strictly by appointment**



Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details prepared January 2018 and photographs are from Summer 2017 and January 2018.