

MARLEY RISE

MARLEY LANE • HASLEMERE • SURREY • GU27 3RF



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*A very pretty, red-brick period
home within easy reach of
Haslemere mainline station*

Haslemere high street - 2 miles
Haslemere mainline station - 1.4 miles
(London Waterloo 56 minutes)
Guildford - 17 miles • Chichester - 20 miles
London - 45 miles
(Distances and times are approximate)

Accommodation and Amenities

Entrance hall • Sitting room • Kitchen/dining room
Utility room • Cloakroom

Three bedrooms and Family bathroom

Private parking

Mature and well-established gardens

In all approximately 0.137 acres



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





Situation

Marley Rise is set in a quiet position with easy access to Haslemere Town and mainline station.



For the commuter, Haslemere train station provides fast rail services direct to London Waterloo with the journey taking approximately 56 minutes. By road, the A3 can



be accessed at either Hindhead or Milford with the dual carriageway providing access to the national motorway network via junction 9 of the M25, and beyond to Heathrow and Gatwick airports.



Haslemere is well served educationally, with an excellent choice of schools in the area, including Camelsdale Primary School, The Royal Senior School and St Ives in Haslemere itself, St Edmund's, The Royal Junior School and Amesbury at Hindhead and Brookham and Highfield Schools in Liphook. Other schools in the area include Charterhouse in Godalming and Barrow Hills at Witley.



Sporting facilities in the area include golf at Hindhead, Liphook and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester. Haslemere has the added benefit of being bounded to the south by Blackdown Park, an area of some 965 acres of ancient woodland owned by the National Trust, and home to some excellent walks and rides.



Marley Rise

- Marley Rise is a beautiful period property that has been upgraded to create a wonderful family home. The property is typical of its time with good ceiling heights and large windows creating a great feeling of space and natural light.
- There is a substantial kitchen/dining room that benefits from beautiful oak worktops and flooring; a brilliant place for entertaining.
- The sitting room has a traditional, large bay window creating an abundance of natural light.
- Upstairs, Marley Rise has three generous bedrooms and a large family bathroom.

Gardens and Grounds

Marley Rise benefits from having private parking in front of the property along with stone steps leading to the front door. Doors from the kitchen and utility room lead to the rear of the house where there is a good-sized sun terrace. Above the terrace is a well-manicured, yet easily maintained terrace garden with four further tiers, the top of which benefitting from far-reaching views.

Services

We are advised by our client that the property has mains water, electricity and drainage with gas-fired central heating.

Directions (GU27 3RF)

From Hindhead take the A287/Hindhead Road towards Haslemere for roughly 2 miles taking a right hand turn onto Church Road. At the traffic lights take a right hand turn onto the B2131/Shottermill Road taking the first exit at the roundabout onto Camelsdale Road. Shortly after take the first right hand turn onto Marley Lane to which Marley Rise will be approximately 250 metres on the left hand side.

Viewings

All viewings are strictly by prior appointment with Knight Frank.

Local Authority

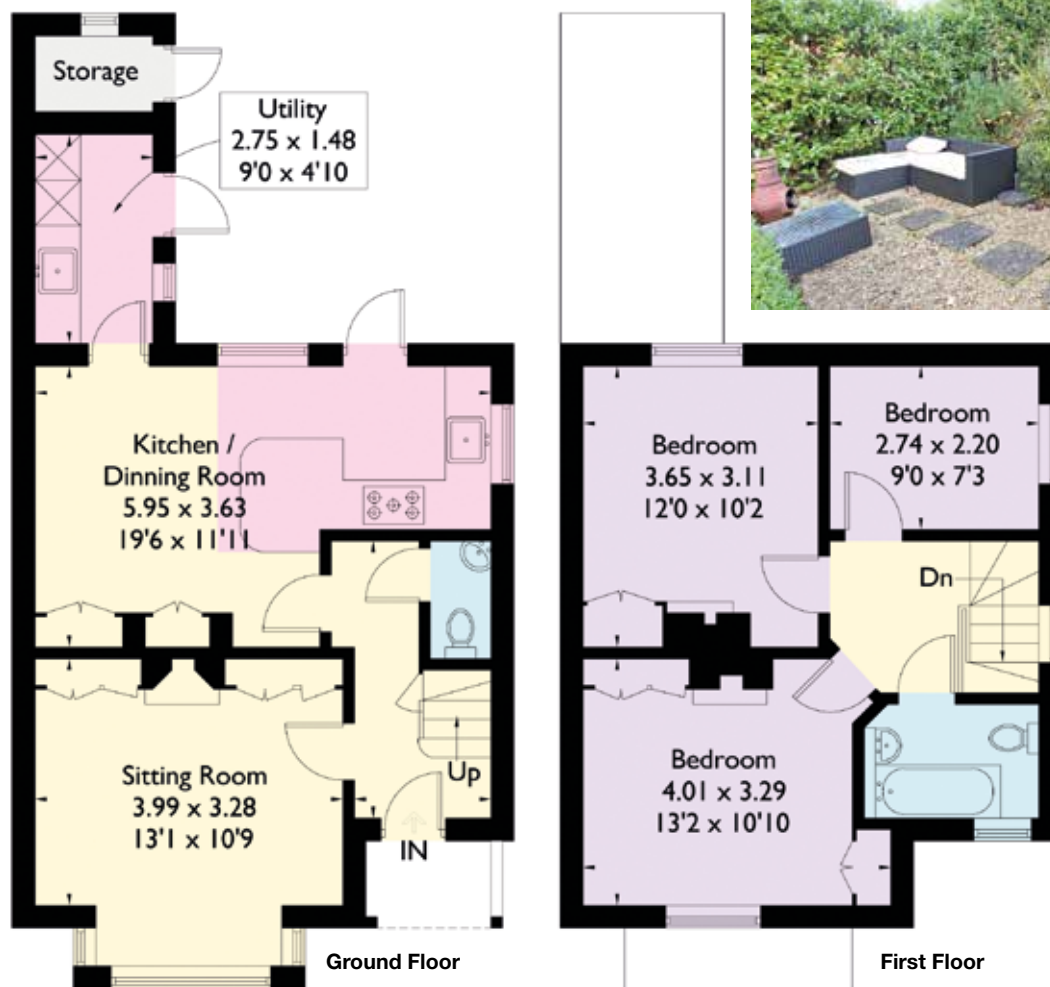
Chichester District Council. Telephone: 01243 785 166.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Approximate Gross Internal Floor Area

89.5 sq m / 963 sq ft



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



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