

wpr

Hawkstone, | £825,000

Marley Lane | Haslemere | GU27 3RF



Hawkstone, Marley Lane

Haslemere GU27 3RF

£825,000 Freehold

- Haslemere town centre 1.7.0mile
- Haslemere mainline train station 1.2 mile
- A3 2.2 miles
- Guildford 16.0 miles
- M25 24.5 miles

Superbly presented family home blending the character of the period with the 20th century.

- Outstanding accommodation
- Superbly presented semi detached family home with spacious & light rooms
- Located on the edge of Haslemere with local shop and excellent primary school plus Marley Common within walking distance

DESCRIPTION A stunning semi detached family home built at the turn of the 20th century, tastefully presented in excellent order, thoughtfully combining the character of the period; high ceilings, sash windows and spacious rooms with a modern day feel. The accommodation is arranged over 3 floors, you enter via the front door into the reception hall from which the sitting room with its high ceiling, sash windows to allow plenty of light in and open fire is accessed. The reception hall continues and opens into the spacious dining room ideal for family meals and entertaining with an outlook to the rear and a door opening into the kitchen. Fitted with a range of Shaker units with quartz work surfaces extending to a breakfast bar. There is a range cooker and space for a dishwasher. Steps lead to a utility room with butler sink, space for a Fridge/freezer and deep storage cupboards. A part glazed door opens to the rear garden. On the first floor there are 2 double bedrooms and a family



bathroom which has been completely refitted in a contemporary style with a double ended bath large period style wash basin and wc. On the 2nd floor you will find the main bedroom with a view back over Camelsdale and a window seat to enjoy the changing outlook, a wealth of fitted wardrobes and cupboards and a superb ensuite shower room. Outside - Hawkstone is aesthetically pleasing to the eye, with twin parking spaces enclosed by a low brick wall opening onto a level area of lawn and up onto a wide paved terrace leading to the front door. A path provides access to the south westerly facing rear garden. Raised sunny patio opens onto the lawn with a timber garden shed.

LOCATION The property occupies a peaceful and established position on the edge of Haslemere. The shops in Weyhill including M&S and Tesco are in easy reach as is Haslemere town centre and the mainline station with a fast and frequent service to Waterloo in under the hour. Schools for all ages (both state and private) can be found in the immediate area.

DIRECTIONS From Haslemere continue through Wey Hill for just over a mile turning left into Liphook Road (just after the petrol station). Follow this road to the roundabout and bear left onto the Camelsdale Road, and first right into Marley Lane. Continue around the next right hand bend and the lane leading to the property will be seen shortly after the Scout Hut.

Council Tax Band WBC Tax Band E



Hawkstone

Approximate Gross Internal Area = 135.5 sq m / 1458 sq ft

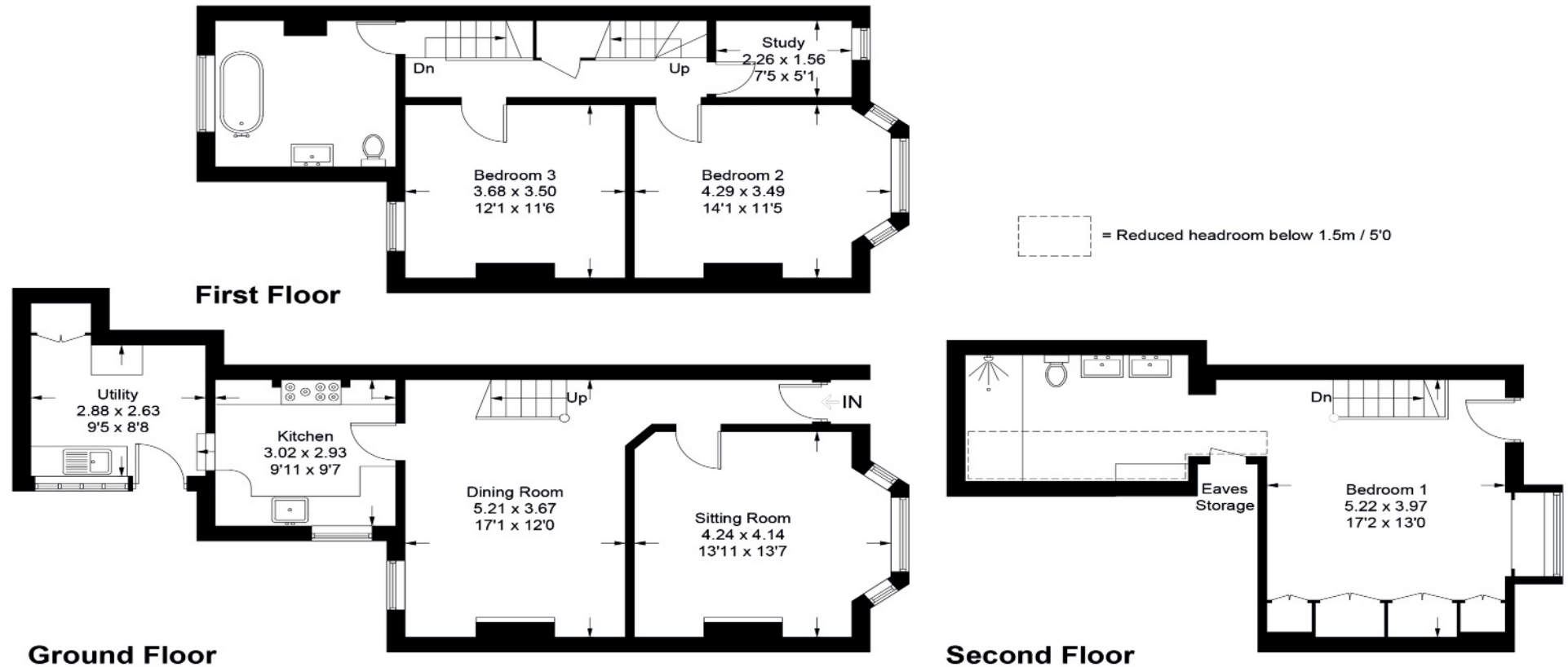


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID955337)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Office Locations: Alton • Farnham • Fleet • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright. W1110