



Clovelly, Marley Lane, Haslemere, Surrey, GU27 3RG
Freehold

CLARKE  GAMMON

**CLOVELLY MARLEY LANE
HASLEMERE SURREY GU27 3RG**

Stunning individual chalet-style property	2 bath/shower rooms
First floor living/dining room with vaulted ceiling	Gas central heating
Double Glazing	4 bedrooms
Impressive kitchen/breakfast room/snug	Fabulous landscaped gardens and grounds
New boiler (2023)	Quiet leafy location



**A stylish and superbly presented,
detached, chalet-style house set
in delightful, landscaped
gardens between Camelsdale
and Hammer.**

THE PROPERTY

Clovelly was built in the 1930's and is now a spacious 4-bedroom, detached, chalet-style property, with the interior having been superbly redesigned (using exclusively Farrow and Ball paints) to an exceptionally high standard. Time and care has gone into the stunning redesign with each room having its own unique character and style. The contemporary kitchen, which opens to the welcoming snug, features a full range of AEG integrated appliances, quartz worktops, an induction hob, a Quooker boiling water tap and beautiful, Mandarin Stone tiles with underfloor heating. Bedrooms 1, 2 and 3 are also situated on the ground floor with bedroom 1 having its own paved, front terrace, ensuite toilet and unique, raised, free-standing bath and built-in provincial dresser and vintage mahogany sink unit. Double bedrooms 2 and 3 have built-in wardrobes and Amtico, wood-effect flooring. Finally, on the ground floor, there is the elegantly designed, spacious, walk-in shower room with underfloor heating. The first floor is equally striking. The combined living and dining space has a beamed and part-vaulted ceiling with a floor-to-ceiling, gabled window offering beautiful woodland views. Bedroom 4 is on the first floor with views over the rear garden.



GARDENS AND GROUNDS

Just off this secluded lane, Clovelly has a generous driveway with parking for 3 cars: natural stone steps lead to the front porch entrance. The property's carefully landscaped grounds use natural sandstone, and, to the rear, there is a sun terrace, perfect for social gatherings and alfresco dining. Steps lead to the stand-alone 4x3m studio/home office which is both heated and double glazed with bifold doors. Beyond this can be found well-manicured areas of open lawn, a vegetable plot, shed and well-stocked beds and borders. The top of the garden affords stunning views back towards Haslemere.

SITUATION

Situated at the edge of the South Downs National Park, Camelsdale village offers a popular school, petrol station/well-stocked convenience store and the National Trust beauty spots Marley Common and Shottermill ponds, both of which are within a few minutes' walk of the property. In nearby Weyhill, you can find a Tesco's supermarket and Marks and Spencer food hall along with other local shops, cafes and restaurants. Haslemere town centre offers a full range of shops and facilities, including Waitrose, Boots and W H Smith, hotel, restaurants, public houses, and coffee bars. Lythe Hill Hotel, on the outskirts of the town, has a spa, two leisure centres, recreation grounds and Woolmer Hill all of which provide excellent sports facilities. There are several, high-quality golf courses 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 and the nearby A3 provides road links to London, the motorway network and south coast.

Weyhill shops and amenities 0.8 mile
Main Line Station 1.3 miles
Haslemere High Street 1.5 miles
A3 access at Hindhead 2.8 miles
Godalming 10 miles
Guildford 17.6 miles

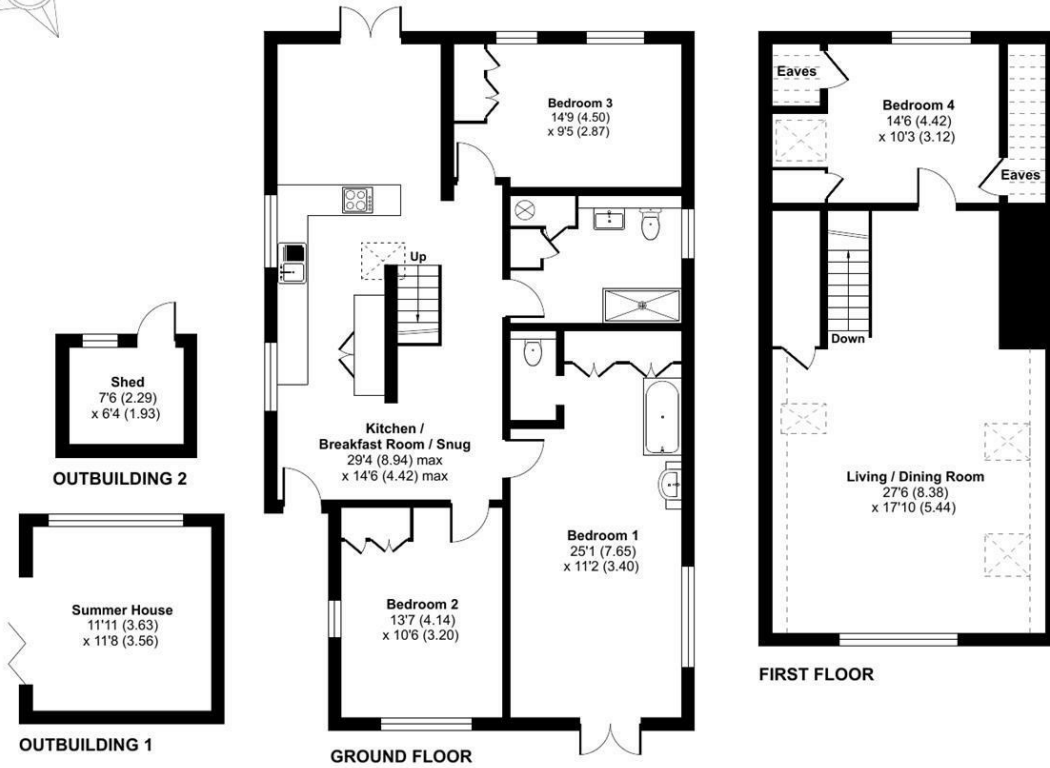
All distances approximate



Marley Lane, Haslemere, GU27

Approximate Area = 1702 sq ft / 158.1 sq m
 Limited Use Area(s) = 86 sq ft / 7.9 sq m
 Outbuildings = 188 sq ft / 17.4 sq m
 Total = 1976 sq ft / 183.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1183987

LOCAL AUTHORITY
 Chichester District Council

COUNCIL TAX
 Band F

SERVICES
 Mains water, electricity, mains drainage
 gas central heating

18th September 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(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	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst Road). Continue for approx. 1 mile and as the road bears left, turn right. At the T-junction turn right and then immediately left onto Camelsdale Road. Take the 5th turning on the left into Marley Lane.

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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
 T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
 T: 01428 728 900

MAYFAIR OFFICE
 T: 0870 112 7099

AUCTION ROOMS
 T: 01483 223101

