



Hawkstone Marley Lane, Haslemere - GU27 3RF

Guide Price £775,000 - Freehold



A charming period home blending characterful elegance with modern comfort and a sunny south-westerly garden

- Private Driveway Parking For 2 Cars
- South-West Facing Garden
- Beautiful Character Features Throughout
- Front Aspect Living Room With Bay Window
- High Ceilings
- Principal Bedroom With En-Suite & Built In Wardrobes
- Luxurious & Spacious Family Bathroom
- Utility Room With Access To Rear Garden
- Second Bedroom With Feature Bay Window
- Potential To Extend STPP

Hawkstone is a charming and beautifully presented semi-detached family home, built at the turn of the 20th century. Thoughtfully updated, the property seamlessly blends period features—including high ceilings, sash windows, and generously proportioned rooms—with a fresh, modern aesthetic.

Spread across three floors, Hawkstone offers versatile living spaces that cater to modern family life. Upon entering through the front door, you are welcomed into a reception hall that leads to the elegant sitting room. With its high ceiling, sash windows flooding the space with natural light, and a cosy open fire, this room exudes warmth and character. The reception hall flows into a spacious dining room, perfect for family meals and entertaining, offering views of the rear garden and direct access to the kitchen. The kitchen is fitted with stylish Shaker units and durable quartz work surfaces, including a breakfast bar. A range cooker and space for a dishwasher complete the practical yet sophisticated design. Steps lead to a well-equipped utility room featuring a butler sink, space for a fridge/freezer, ample storage cupboards, and access to the rear garden through a part-glazed door.

On the first floor, you'll find two generous double bedrooms and a beautifully refitted family bathroom. The bathroom boasts a contemporary design, complete with a double-ended bath, a large period-style washbasin, and a W.C. The second floor is dedicated to the main bedroom, which enjoys stunning views over Camelsdale. This serene retreat includes a charming window seat to take in the outlook, extensive fitted wardrobes and cupboards, and an impressive ensuite shower room.

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Hawkstone is as attractive externally as it is internally. The front of the property features twin parking spaces framed by a low brick wall, with a level lawn and wide paved terrace leading to the front door. A path provides access to the rear garden, which benefits from a sunny south-westerly orientation. The garden includes a raised patio, ideal for outdoor dining, a lawned area, and a timber garden shed.

Services

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, Electric, water, and drainage (as advised by our vendor)

West Sussex C.C Council Tax Band: E (£2865.12)

Directions:

SATNAV: **GU27 3RF** // what3words: disco.trumpet.treatment

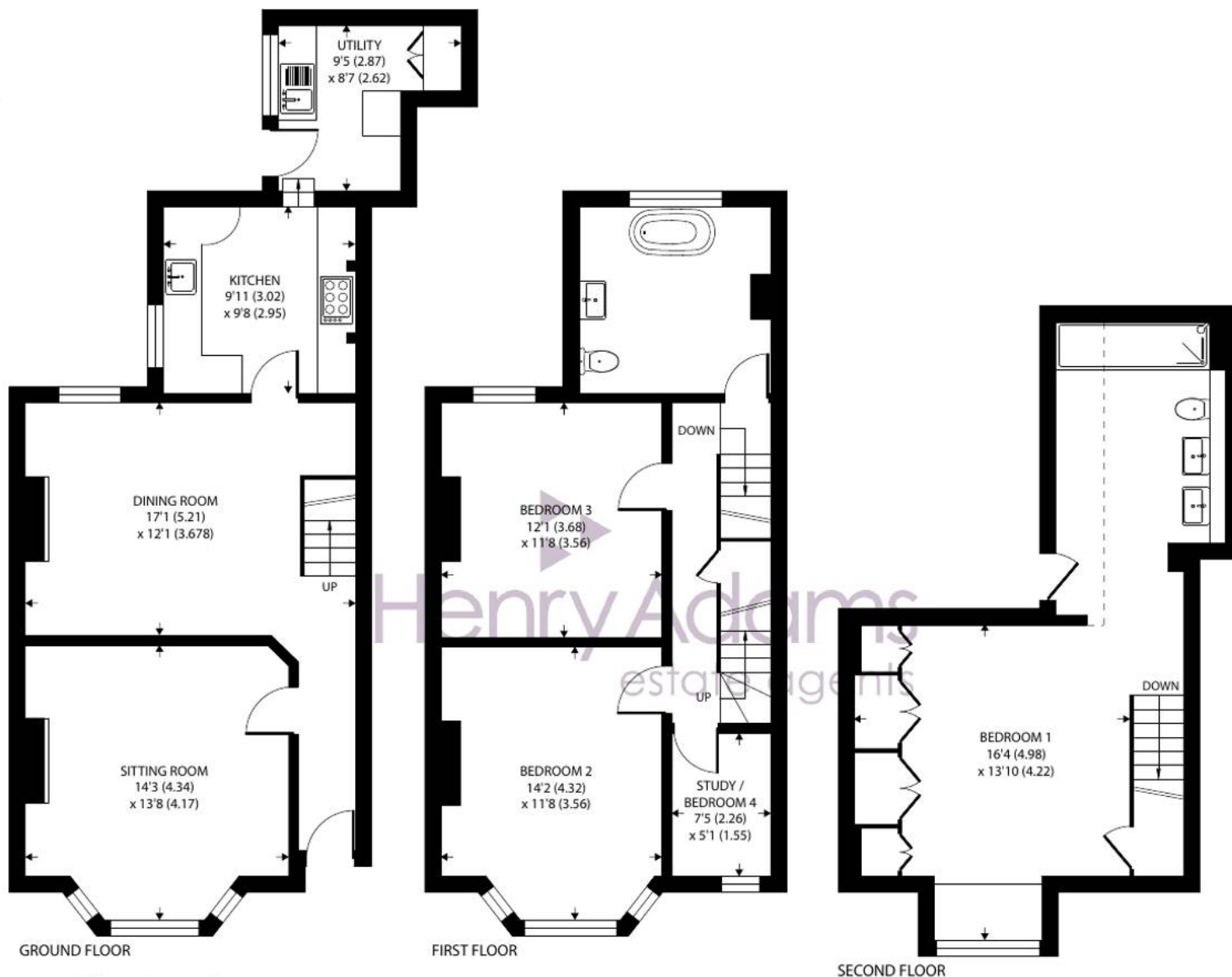
Location:

Conveniently located in a sought after road and within catchment of the very popular Camelsdale Primary School. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools for all ages and leisure facilities including The Haslemere Leisure Centre which is nearby. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.









Hawkstone, Marley Lane

Approximate Area = 1465 sq ft / 136.1 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Total = 1505 sq ft / 139.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF: 1234513



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any