

# Marley House, Marley Common, Haslemere, Surrey

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An impressive and important period country house set on the edge of Marley Common with breath taking views over the Milland Valley towards the South Downs.

## Summary of accommodation

### Main House

**Ground Floor:** Reception hall | Study | Library | Drawing room  
Dining room | Kitchen/breakfast room | Family room  
Laundry | Lift

**Lower Ground Floor:** Cinema | Entertainment room | Bar  
Games rooms | Gymnasium | Indoor pool | Changing room

**First Floor:** Principal bedroom suite with two dressing rooms,  
bathroom and shower room with covered balcony and air  
conditioning | Four further bedroom suites

**Second Floor:** Five further bedrooms

Two bathrooms (one ensuite) | Box room | Kitchenette | Attic

**Main house: 12,767 sqft**

**Total including outbuildings: 18,455 sqft**

### Coach House Cottage

Living room | Kitchen/breakfast room | Shower  
Large bedroom suite with bathroom | Additional bedroom

### Marley House Lodge

Hall | Kitchen | Dining room | Drawing room  
Principal bedroom suite | Three further bedrooms  
Bathroom | Double Garage | Garden | Separate drive and  
entrance | Elevated position and stunning, far-reaching views

### Garden and Grounds

Garage workshop | Double garage | Three bay car port  
Mower shed | Tennis court | Mature gardens | Summer house

**In all about 6.93 acres**



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## Situation

Marley House occupies an idyllic setting within the South Downs National Park on the edge of Marley Common, a dramatic escarpment owned by the National Trust. The common is famous for its spectacular views of the Milland Valley over the Cowdray Estate towards the South Downs. Despite the rural feel of its surroundings, and its private and peaceful setting, Marley House lies within 2 ½ miles of the beautiful town of Haslemere which offers a wide range of excellent shopping facilities required for day to day needs. Haslemere also has a tennis club, the Haslemere leisure centre, and a mainline train station with services into London Waterloo taking approximately 47 minutes. More comprehensive shopping and leisure activities can be found at Guildford and Godalming, both within easy reach.

## Schools

The surrounding area has an excellent choice of schools, notably St Edmund's, Amesbury, The Royal Junior School in Hindhead and St Ive's, the Royal Senior School in Haslemere, Churcher's College and Bedales in Petersfield, Guildford High School and Royal Grammar School in Guildford.

## Communications

Marley House is extremely accessible by road or rail. The A3 at Hindhead tunnel is within a 10 minute drive and gives fast access into London or the South Coast, and Heathrow airport. A regular train service from Haslemere runs into London Waterloo in 47 minutes.



## Amenities

**Racing:** At Goodwood.

**Polo:** At Cowdray Park.

**Golf courses:** The area also features a number of excellent golf courses including Old Thorns and Liphook, Cowdray golf course at Midhurst, Hankley Park at Tilford and Hindhead Golf Club between Hindhead and Churt.

**Sailing:** Can be enjoyed at Chichester Harbour, Port Solent and Frensham Ponds.

**Walking:** The area also has the benefit of being surrounded by beautiful areas of National Trust land including Lynchmere Common and Marley Common with excellent walking straight from the doorstep providing sensational views over Surrey and West Sussex.

## Distances

Haslemere 2.3 miles (London Waterloo 47 mins). Godalming 12 miles. Guildford 18 miles. Central London 49 miles. (All distances/time approximate).



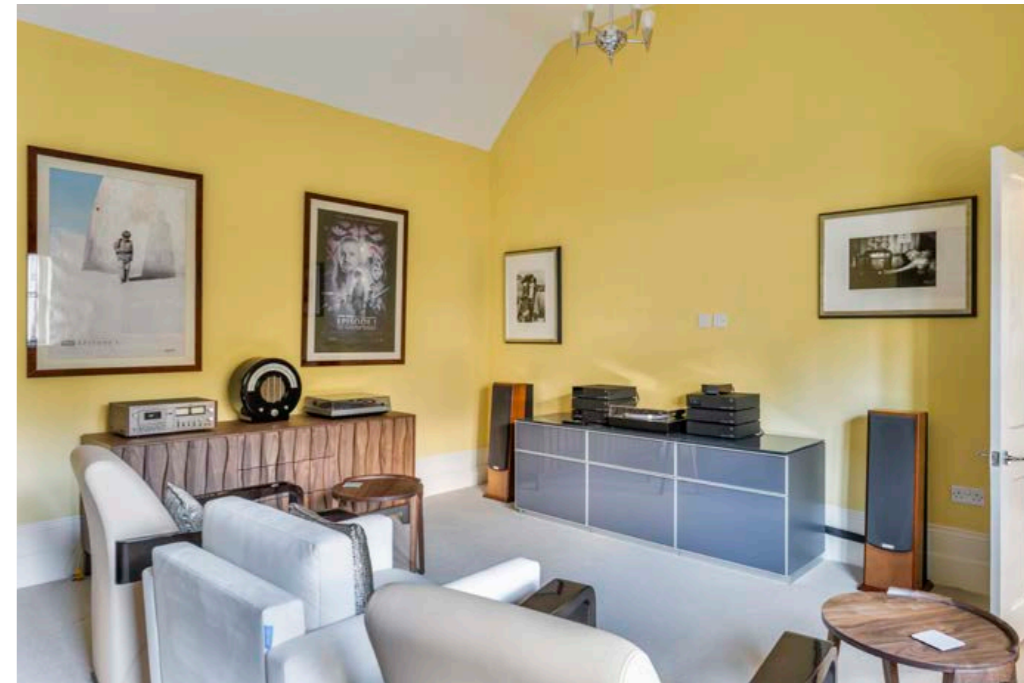
## Marley House

Marley House is believed to date from around 1880 and was one of the first houses to be built on Marley Common. The 180 degree views from the house are truly spectacular, stretching 15 miles over the Cowdray Estate and offering wonderful sunsets and sunrises.

There are nine bedrooms in total in the main house, well laid out over two floors, the master bedroom suite having his and hers dressing rooms and a wonderful enclosed verandah to enjoy the sunsets. The house has some elegant reception

rooms arranged off the impressive reception hall, and a terrace running along the southern elevation allows excellent outdoor entertaining space. The main rooms have period features and high ceilings and the house enjoys a light, bright and spacious feel.

The lower ground floor has a entertainment room, games room, bar and an excellent wine cellar. An indoor swimming pool, gym and changing facilities open out to the garden making the house ideal for winter as well as summer use.







Approximate Gross Internal Floor Area

Main House: 12767 sq ft / 1,186.1 sq m

Outbuildings: 380 sq ft / 35.3 sq m

Total: 13,147 sq ft / 1,221.4 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





Approximate Gross Internal Floor Area

The Coach House: 1,949 sq ft / 181.1 sq m

Outbuildings: 1,131 sq ft / 105.1 sq m

Total: 3,080 sq ft / 286.1 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



### The Coach House

Adjacent to the main house is a substantial Coach House and cottage which provides a garage/workshop, a double garage and a three bay car port, together with staff or guest annexe on two floors comprising a living room, kitchen/breakfast room, bathroom, and on the first floor a large bedroom suite and second bedroom.

Approximate Gross Internal Floor Area  
 Marley House Lodge: 1,884 sq ft / 175.1 sq m  
 Outbuildings: 344 sq ft / 32.0 sq m  
 Total: 2,228 sq ft / 207.1 sq m



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### Marley House Lodge

Set slightly away from the main house and approached over its own entrance drive, is Marley House Lodge. A large single storey detached cottage set within its own garden which provides excellent open plan living accommodation comprising a kitchen, utility room, dining room, drawing room, a large master bedroom suite, three further bedrooms and a family bathroom, ideal for guests or staff. Outside is a timber framed double garage. Occupying the same elevated position as the house, the Lodge enjoys fantastic far-reaching views over the countryside of Surrey and West Sussex. The property may present a potential development opportunity.

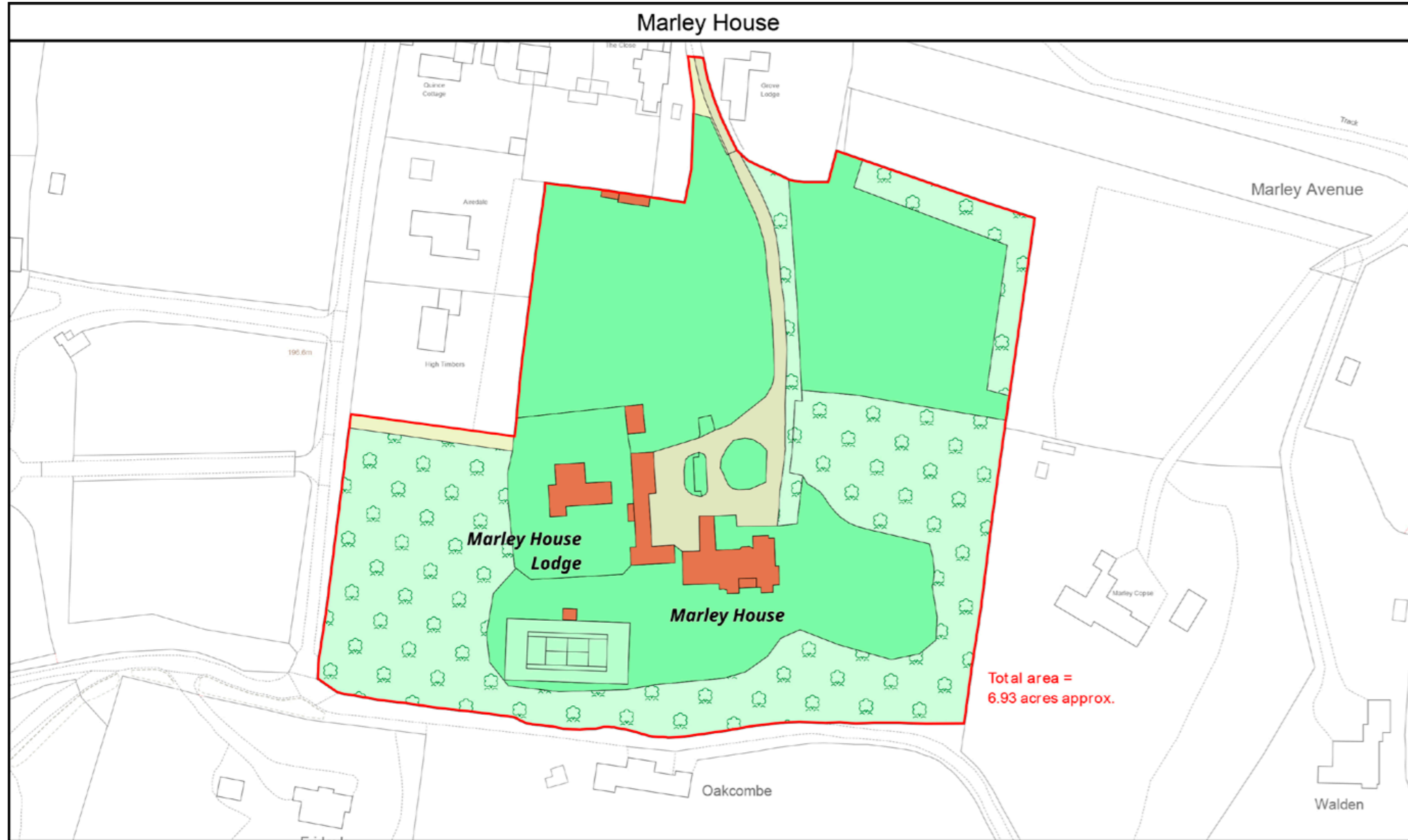


## Gardens

The gardens and grounds are beautiful and have the feel of an arboretum, with a summer meadow and summer house with terrace. There is also a tennis court to the south and some fine specimen trees. The area is renowned for its peace and quiet, with no traffic or rail noise and no light pollution.







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		<b>Title</b> <b>Marley House</b>
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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## Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains water and electricity and private drainage. There is underfloor heating to Kitchen/Breakfast Room, Study, Library, Drawing Room on the ground floor and to the Principal Bedroom (which also has air conditioning) on the first floor. All the other rooms have radiators. Main gas fired central heating to Main House, Coach House and Marley Lodge, oil fired heating for the swimming pool.

**Local Authority:** Chichester District Council. Tel: 01243 785166

**Council Tax Band:**  
 Marley House - H  
 Marley House Lodge - G

**Energy Performance Certificate Rating:**  
 Marley House - E  
 Marley House Lodge - C  
 The Coach House - D

**Agents' Note:** The walnut desk in the library is freestanding and is not part of the sale.

## Directions (Postcode: GU27 3PT)

**What3words:** ///agents.canine.clarifies.

From Haslemere High Street, head south on the A286 towards Midhurst. Follow this road for about 1 mile, after which turn right into Camelsdale Road (A287). Follow this road for about 0.8 miles, after which turn left into Marley Lane and continue up Marley Lane for 0.6 miles. Turn right at green sign and continue on the lane following signs for Marley House, which will be found on the left.

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



