

# Kingsley House

Marley Heights, Haslemere, Surrey







A magnificent and beautifully appointed country residence set in an elevated position, offering extensive ancillary accommodation and elegant living throughout.

Haslemere train station 2.3 miles (direct trains to London Waterloo from 47 minutes) London Gatwick airport 37.3 miles  
London Heathrow airport 40.8 miles, central London 48.6 miles  
(All distances and times are approximate)

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9	8	6

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### Summary of accommodation

Entrance hall | Drawing room | Dining room | Kitchen/breakfast/family room | Prep kitchen | Study/home office | Boot room  
Laundry | Cloakroom | Dogs bedroom

Principal bedroom with dressing room and en suite shower room | Five further bedrooms (three en suite bath/shower rooms) | Family bathroom

**Annexe** (living room/kitchen, bedroom, shower room, private terrace)

**Detached cottage** (kitchen/living/dining room, two en suite bedrooms, utility)

Gymnasium | Double garage with cloakroom


Set in all about 2 acres | 8,161 sq ft


A further 2.45 acres is currently rented for £250 per annum




# Situation


Kingsley House is conveniently located in a private and peaceful setting on the Surrey / West Sussex borders. Haslemere itself offers excellent shopping facilities for day to day needs, a tennis club, The Haslemere Leisure Centre and a mainline train station, with services to London Waterloo taking approximately 47 minutes. More comprehensive shopping facilities are available in the towns of Guildford and Godalming.

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

 **Communications:** Being around 40 miles from central London, the area has excellent communications links both by rail and road, with the A3 at Hindhead providing access to the South Coast, the M25, central London and both Heathrow and Gatwick airports.

 **Amenities**  
Racing: Goodwood.  
Polo: Cowdray Park.

 **Golf courses:** The area also features a number of excellent golf courses including Old Thorns and Liphook at 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 Lynchmere Common and Marley Common from the doorstep providing sensational views over Surrey and West Sussex.



# Kingsley House

Kingsley House offers spacious, light-filled interiors with high-quality finishes and clean architectural lines. The accommodation has been thoughtfully redesigned to enhance both comfort and aesthetics, with open-plan living areas, expansive glazing, and seamless flow between the indoor and outdoor spaces.

Tucked away in an enviable position, Kingsley House enjoys far-reaching views that shift with the seasons, creating a unique backdrop to everyday living.

The self-contained annexe offers flexible living space and is ideal for guests, extended family, or staff.















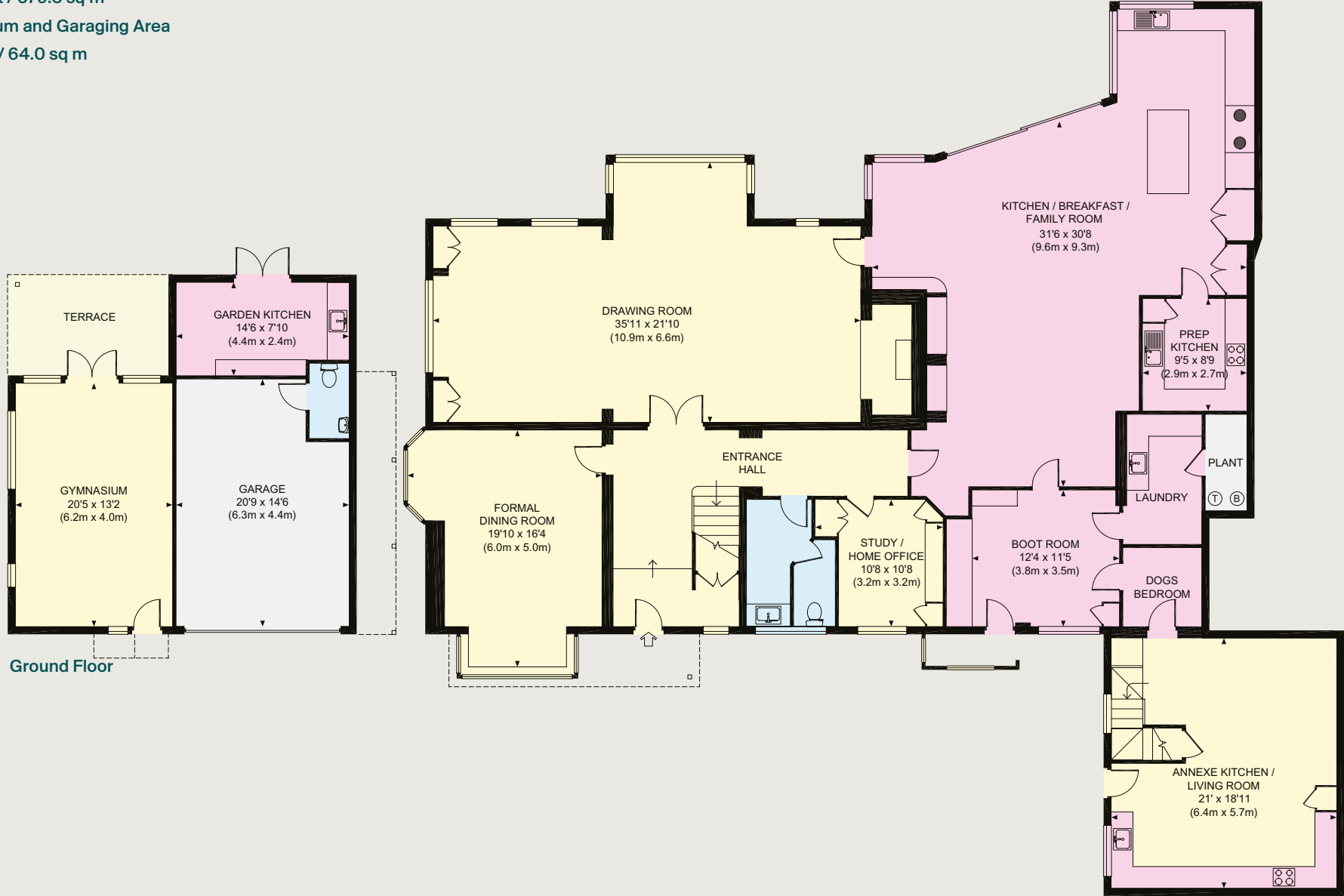






FLOOR PLAN

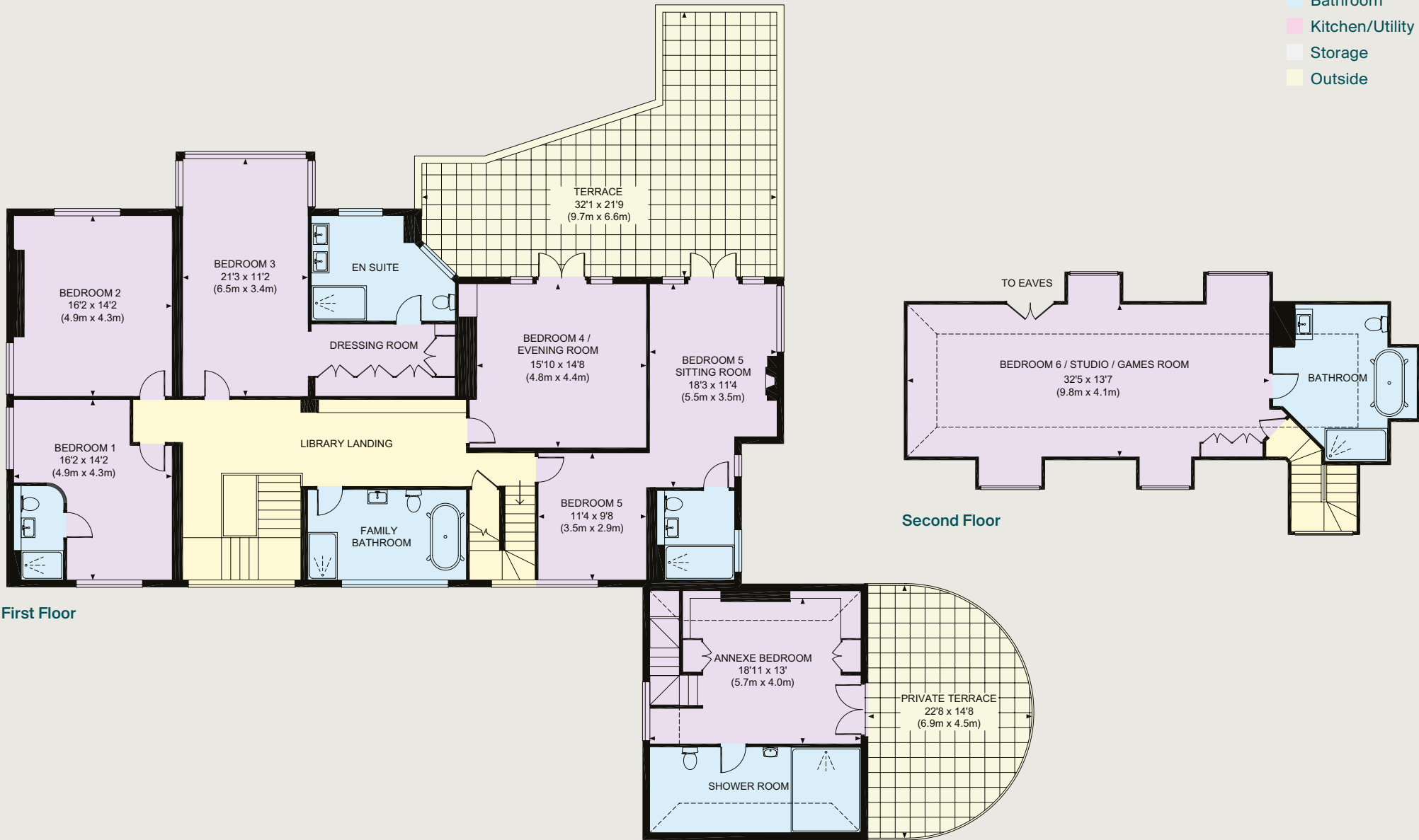
Approximate Gross Internal Floor Area  
Main House & Annexe  
6235 sq ft / 579.3 sq m  
Gymnasium and Garaging Area  
689 sq ft / 64.0 sq m



Ground Floor

FLOOR PLAN

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor

Second Floor

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.







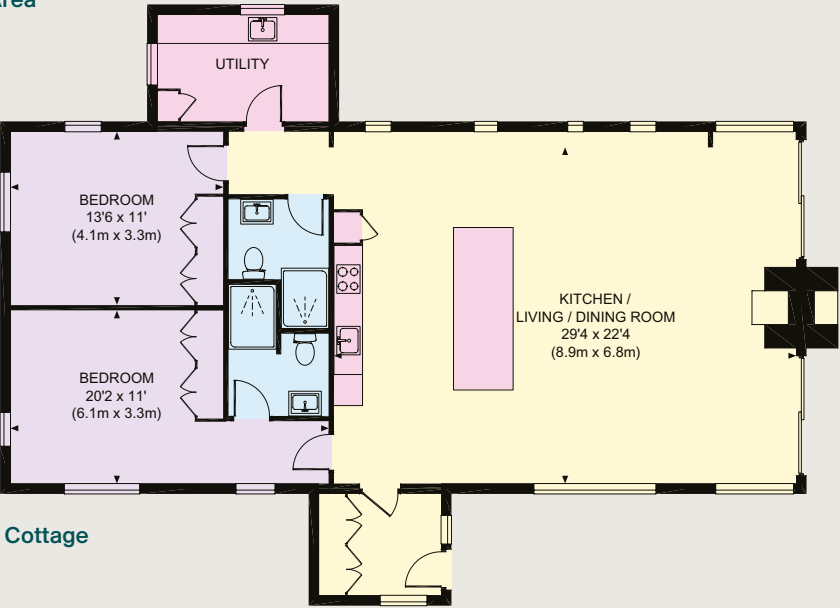


# The Cottage

In addition there is a charming and fully independent cottage which sits within the grounds, perfect for multi-generational living, long-term guests, or potential rental income.



Approximate Gross Internal Floor Area  
Cottage  
1237 sq ft / 114.9 sq m



Cottage



# Gardens & grounds

The property is surrounded by beautifully designed gardens, outdoor entertaining areas, and mature trees, offering privacy and serenity in equal measure, boasting 2 acres of gardens and grounds. Our clients have the exclusive rental agreement on the further 2.45 acres of land until October 2026. There is a detached double garage within the grounds with an adjoining fully air conditioned gymnasium with access onto a terrace.

There is also a cloakroom and a garden kitchen.







# Property Information

**Services:** We are advised by our clients that the property has mains water, electricity, private drainage and oil fired central heating. The cottage benefits from an air source heat pump. There is air con in the gym which also heats the room. The property also boasts a super fast internet connection.

**Tenure:** Freehold

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

**Council Tax:** Band H

**EPC Ratings**

Kingsley House - Band C

Kingsley Lodge- Band C

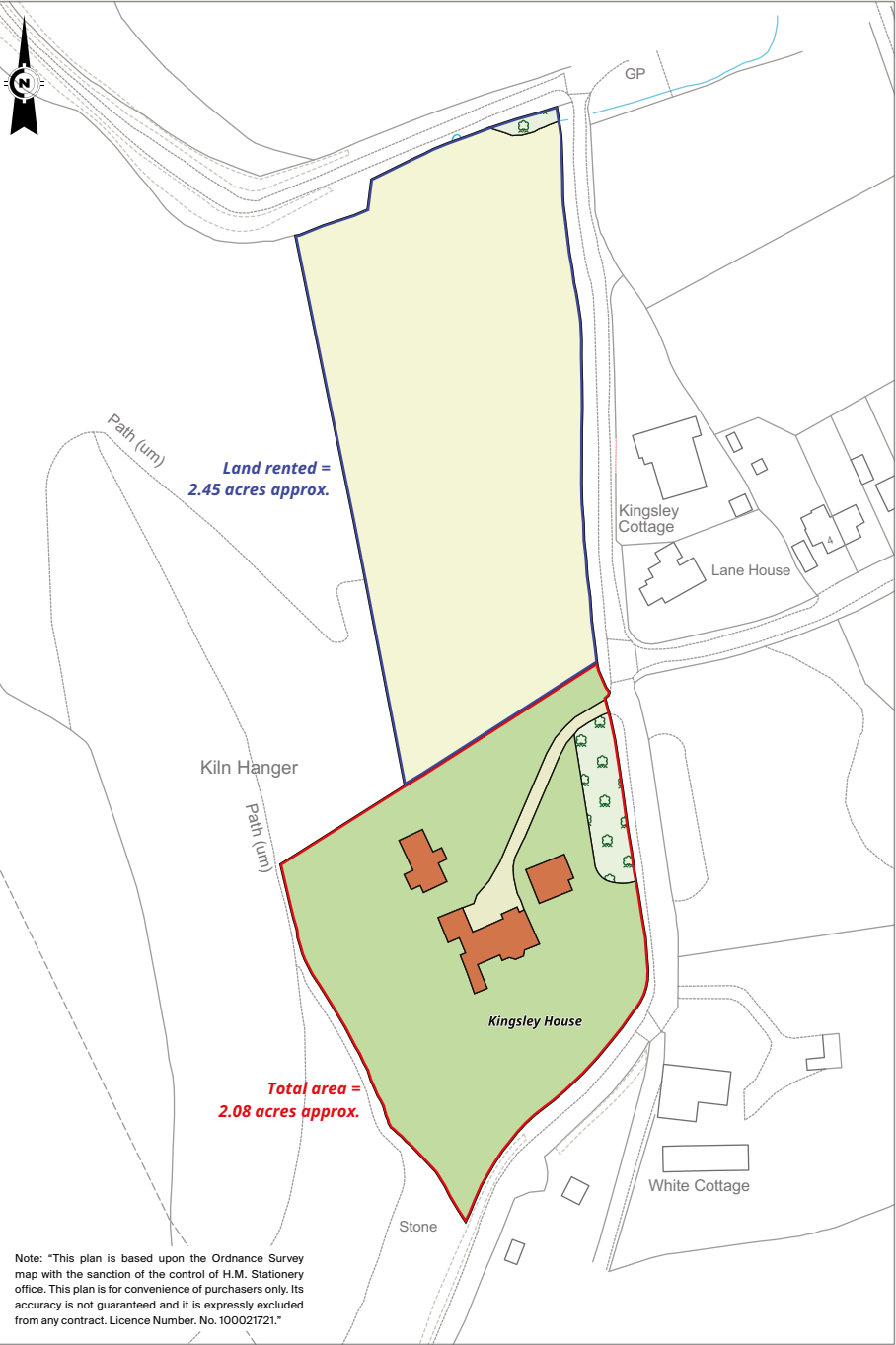
**Directions**

Postcode: GU27 3LU

What3words: ///crops.registers.guarding

**Viewing:** Viewings are to be arranged strictly with the vendors sole agent, Knight Frank.

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