

Mara House
Marley Common, Haslemere, West Sussex





A beautifully presented family home in a **prime, private position** on the edge of Haslemere town.

Summary of accommodation

Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom | Lift

Principal bedroom with en suite bathroom | Three further bedrooms | Two further bathrooms | Lift

Top floor annexe flat: Bedroom | Sitting room | Kitchenette | Bathroom

Garage: Two car bays | Machinery store | Greenhouse

Sun terraces | Formal lawns

Planning consent to extend on ground and first floors - SDNP/22/04919/HOUS

Gardens and grounds

In all approximately 0.53 acres

Lot 2

About 2.42 acres of paddocks | Stables comprising four loose boxes, tack room, feed room and WC | Field shelter

Distances

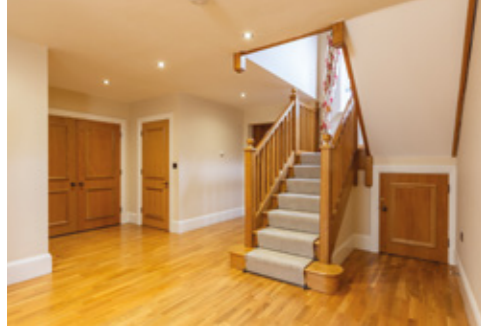
Haslemere mainline station 1.8 miles (London Waterloo 56 minutes), Haslemere high street 2 miles, Guildford 17 miles, London 48 miles

(All distances and times are approximate)



Knight Frank Haslemere
1 West Street
Haslemere
GU27 2AB
knightfrank.co.uk

Russell Grieve
01428 770560
russell.grieve@knightfrank.com



Services

We are advised by our client that the property has mains water, electricity, LPG fired central heating and private drainage.

Directions (GU27 3PT)

What3words: picnic.doses.novelist – takes you to the head of the driveway.

Viewings

All viewings are strictly by prior appointment with Knight Frank.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

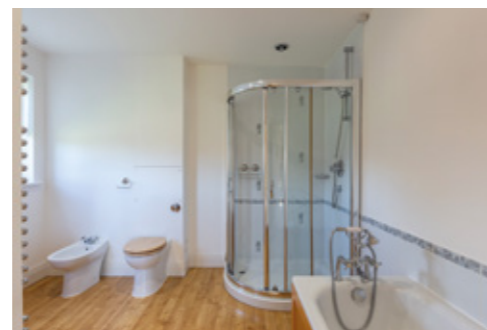
Property information

Tenure: Freehold

Local Authority: Chichester District Council and South Downs National Park Authority

Council Tax: Band H

EPC Rating: D



Existing Floor plan

Approximate Gross Internal Floor Area

3270 sq ft / 303.8 sq m

Outbuildings: 1233 sq ft / 114.5 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.

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



Proposed Floor plan & Elevations

Approximate Gross Internal Floor Area

4198 sq ft / 390 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.





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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2024. Photographs and videos dated 2023 and February 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

