

Marley Wood

Marley Common, Haslemere, West Sussex





A stunning country house in a private, elevated position on the edge of Haslemere Town.

Haslemere mainline station 2 miles (London Waterloo from 52 minutes), Haslemere high street 2.5 miles
Guildford 17 miles, Chichester 20 miles, London 48 miles
(All distances and times are approximate)



4



3



3

Summary of accommodation

Drawing room | Living room | Conservatory | Kitchen | Breakfast room | Utility room | Plant room | Cloakroom

Principal bedroom suite | Guest bedroom suite | Two further bedrooms | Family bathroom

Garage: Two open car bays | Two closed car bays | First floor storage space

Outside: Sun terraces | Formal lawns | Woodland | Swimming pool | Gymnasium | Golf simulator building | Tree house | Large tractor shed

Gardens | Grounds and golf green

In all approximately 3.95 acres

Situation

Marley Wood occupies a prime, private position at the end of a private road on Marley Common, within the South Downs National Park, conveniently located for Haslemere town, mainline station and National Trust walks.

 For the commuter, Haslemere train station provides fast rail services direct to London Waterloo with the journey taking approximately 56 minutes. By road, the A3 can be accessed at either Hindhead or Milford with the dual carriageway providing access to the national motorway network via junction 10 of the M25, and beyond to Heathrow and Gatwick airports.

 Haslemere is well served educationally, with an excellent choice of schools in the area, including Camelsdale Primary School, The Royal Senior School and St Ives in Haslemere itself, St Edmund's, Amesbury at Hindhead and Brookham and Highfield Schools in Liphook. Other schools in the area include Charterhouse in Godalming and Barrow Hills at Witley.

 Sporting facilities in the area include golf at Hindhead, Liphook and Chiddingfold, racing at Goodwood and Fontwell, golf and polo at Cowdray Park and sailing off the south coast at Chichester.

 Marley Common, National Trust-owned heathland, meadows and woodland is accessible directly from the property. Haslemere has the added benefit of being bounded to the south by Blackdown Park, an area of some 965 acres of ancient woodland owned by the National Trust, and home to some excellent walks and rides.



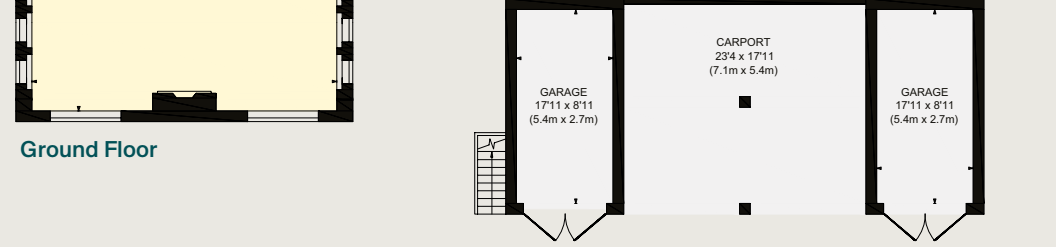
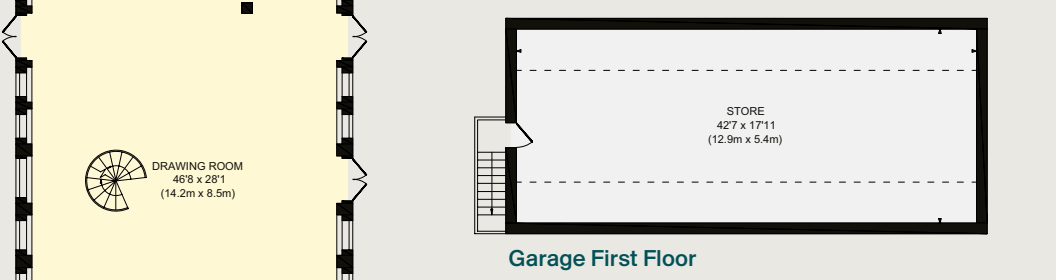
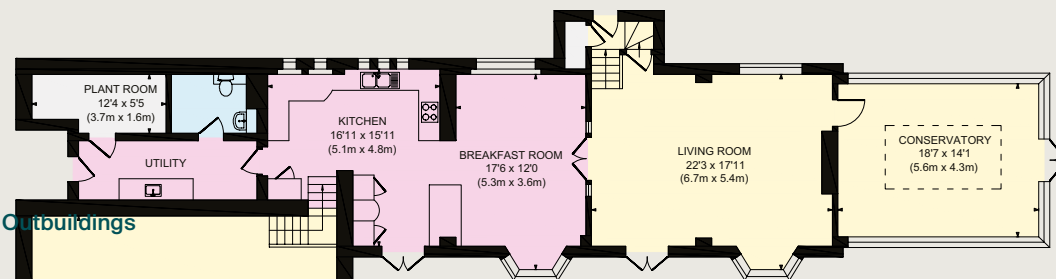
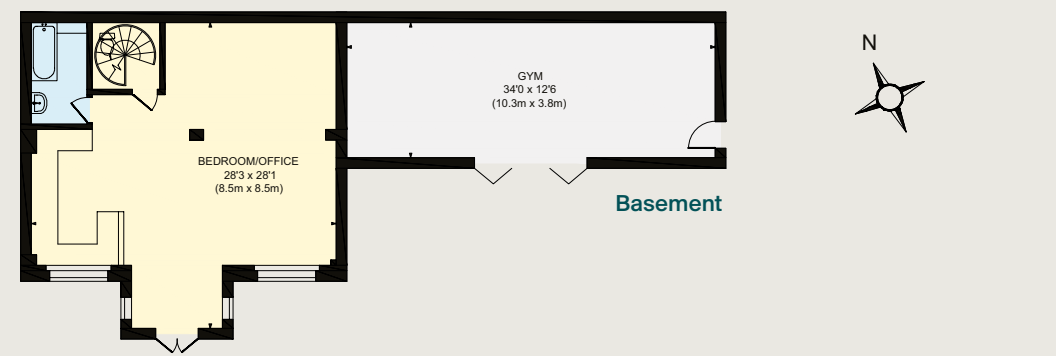
Marley Wood

For the first time on the market since 1996, family homes on Marley Common are rarely available. A beautiful period family home, Marley Wood has been much improved, extended and modernised during our client's ownership. The property now benefits from stunning family accommodation over three floors, with the real highlight of the property being the vaulted drawing room with open fire and stunning views south over Black Down and beyond across the surrounding countryside of the South Downs National Park.

The quality of the works to the property is notable throughout, with underfloor heating to the principal reception spaces and bathrooms, and a bespoke kitchen and extensive wardrobes in three bedrooms by Smallbone, with the property providing a stunning through-flow of accommodation, fitting perfectly the needs of the modern family.

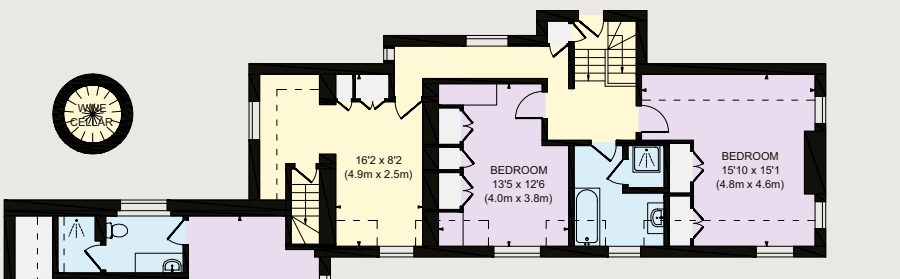
The rear façade of the house faces south and, benefitting from new double glazed hardwood timber windows, is a wonderful and homely place to live with the property being flooded with natural light throughout the day.





Approximate Gross Internal Floor Area
Main House 4890 sq. ft / 454.26 sq. m
Garage 1079 sq. ft / 100.24 sq. m
Outbuildings 424 sq. ft / 39.36 sq. m
Car Port 434 sq. ft / 40.30 sq. m
Total 6827 sq. ft / 634.16 sq. m

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



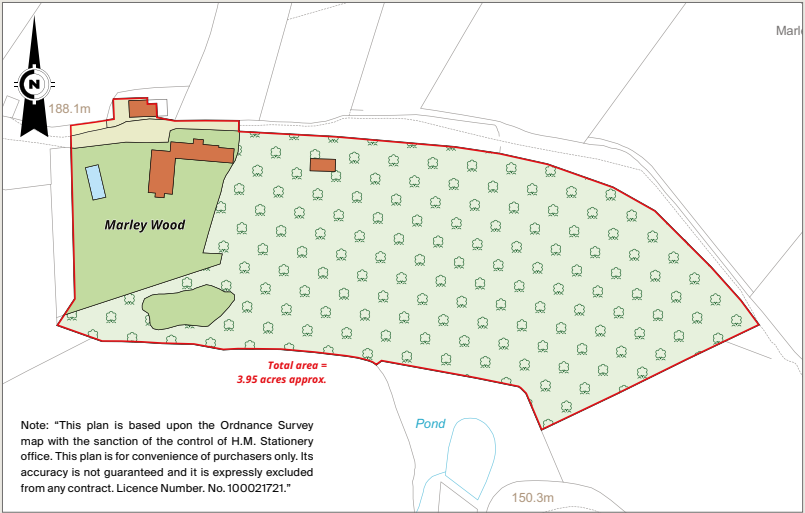
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Gardens and Grounds

Outside, the property is accessed via a private lane leading to a turning area by the garage and beyond to the front of the house. Sun terraces lead directly off the rear of the house, with formal lawns falling gently away from the house through several terraces with some beautiful established trees and mature shrub borders, and a belt of woodland to the southern boundary. Altogether, the gardens at the property are a real oasis, providing not only a riot of colour throughout the year, but also great privacy, a rare find so close to the town and mainline station. Due to the setting of the house, protected by the hillside above, very little noise permeates the garden except birdsong.

Immediately west of the main house is the croquet lawn and heated swimming pool, which, with terracing surrounding and elevated position, makes it the most wonderful entertaining space during the summer months.



Property Information

Services
We are advised by our client that the property has mains water, electricity, mains gas central boilers for central heating and private drainage.

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.

Tenure
Freehold

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

Council Tax
Band G

EPC Rating
C

Directions
Postcode: GU27 3PT
What3words: ///sonic.shins.panthers

Viewings
All viewings are strictly by prior appointment with Knight Frank.



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