



OAK COMBE, MARLEY COMMON, HASLEMERE



A PRIME AND PRIVATE POSITION ON A PRIVATE ROAD

A beautiful period home with outstanding far-reaching views
on the edge of Haslemere Town.



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EPC

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

Council Tax band: H

Tenure: Freehold

Services: Mains water, electricity and gas-fired central heating, together with private drainage

Haslemere mainline station approximately 2 miles away, with trains to London Waterloo from 52 minutes



PROPERTY

With the original heart of the house believed to have been built in the 1930s, Oak Combe has been significantly modernised, updated and extended over the years, giving us the beautifully mature family home we see today. The property is now perfectly suited to modern use, with a well-considered through-flow of accommodation over three floors, and benefits from a separate annexe.

The real highlight of the property however, is the position, with the accommodation configured perfectly to make the most of this. Large numbers of picture windows and glazed doors face south, giving uninterrupted, elevated views south over the surrounding West Sussex countryside and Milland Valley.











GARDENS AND GROUNDS

Oak Combe is entered directly off a private track which leads directly off Marley Lane to the south of the town of Haslemere. The gardens immediately in front of the house are mainly paved, with the remainder of the land immediately surrounding the house being laid to sun terraces and balconies.

The west side of the property Oak Combe benefits from the Lodge, which formerly served as a double garage and now is a one-bedroom annexe with a shower room, an open plan sitting/dining room and kitchen, and double doors opening onto a balcony where you can enjoy the incredible views.

The remainder of the land comprises a number of significant sun terraces to the east, with the grounds here leading down pathways through mature rhododendrons to the swimming pool, which is heated via an air-source heat pump. The remaining land is set to woodland, with several walks and hides providing an area of beautiful tranquillity.





SITUATION

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

Marley Wood, 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.







SITUATION CONTINUED

Haslemere is well served educationally, with an excellent choice of schools in the area, including Camelsdale Primary 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.

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.





Approximate Gross Internal Area
 Main House 4,651 sq. ft / 432.09 sq. m
 The Lodge 638 sq. ft / 59.30 sq. m
 Total 5,289 sq. ft / 491.39 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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We would be delighted
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