

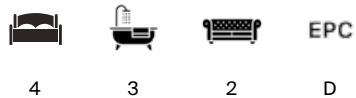


KILNHANGER, MARLEY HEIGHTS, HASLEMERE



A LINK-ATTACHED HOME WITH FAR REACHING VIEWS

A well-proportioned link-attached house arranged over three floors, providing flexible accommodation suited to modern family living.



Local Authority: Chichester District Council

Council Tax band: TBC

Tenure: Freehold

Services: Mains water and electricity, private drainage. Oil fired central heating.

A well-maintained family home filled with natural light with flexible accommodation. The ground floor offers a practical and adaptable level for a range of uses, and currently has two bedrooms and a shower room, as well as direct access to the garden. The first floor forms the principal living space; the kitchen/breakfast room is light and spacious with fitted cabinets, space for a kitchen table and double doors leading onto a spacious balcony, while the sitting room is well proportioned with double doors leading out onto the same balcony, allowing plenty of light to flood in. The second floor has two further bedrooms and a family bathroom.

The gardens are mainly laid to lawn with mature hedging providing privacy and seclusion. To the front is parking for a number of cars.



EXISTING FLOORPLANS @ KILNHANGER

DWELLING 1 - (KILNHANGER)
SELF CONTAINED RESIDENTIAL UNIT
 Main House 2,196 sq. ft / 204.05 sq. m
 Garage 326 sq. ft / 30.32 sq. m
 Total 2,524 sq. ft / 234.37 sq. m

--- * Link structure between two independent dwellings



SCALE 1:100
 WHEN PRINTED ON A3
 0 200 400 600
 Kilnhanger & Old Orchard, Marley Heights, Haslemere, Surrey, GU27 3LJ

Approximate Gross Internal Area = 204.05 sq m / 2,196 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Hugo Wilson
01428 770572
hugo.wilson@knightfrank.com

Knight Frank
1 West Street, Haslemere, Surrey, GU27 2AB

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