

39 Marley Combe Road, Camelsdale, Haslemere, West Sussex, GU27 3SN

Guide Price £875,000 - Freehold

Henry Adams
estate agents



Beautifully Remodelled Five Bed Detached Family Home In Haslemere, With Stunning Open Plan Kitchen/Dining/Living Hub, Conservatory, Home Office, Double Garage And Private Garden.

- Superb Open-Plan Kitchen/Dining/Living Space
- Five Bedrooms
- Double Garage With Power & Light
- Separate Sitting Room
- Family Room/Snug
- Family Bathroom & Separate Shower Room
- Large Useable Loft Space
- Pretty Mature Garden Looking Onto Woodland & National Trust Land
- Driveway For Several Vehicles
- Commutable To Haslemere Station Within 20 Minute Walk

39 Marley Combe Road is a beautifully presented and extensively remodelled detached family home, thoughtfully arranged over two floors with a boarded loft space and Velux window, offering flexible four/five-bedroom accommodation ideal for modern family life.

The front door opens into a welcoming central hallway with a downstairs cloakroom and doors leading off to the principal rooms. The current owners have opened up the heart of the home to create a superb open-plan kitchen, dining and living space. A true social hub for entertaining and everyday family living. The kitchen is fitted with sleek cabinetry, integrated appliances, and an peninsular with breakfast bar and pendant lighting, flowing seamlessly into the dining and living areas beyond. Glazed doors and a light-filled conservatory extension connect this space directly to the garden, flooding the room with natural light and blurring the boundary between indoors and out.

Beyond this central hub, a separate family room offers a quieter retreat, with glazed doors opening onto the patio, while an additional living room to the front provides further versatile living space. Elegant wood flooring, built-in shelving, and large windows feature throughout the ground floor reception rooms, and a utility area to the rear of the kitchen offers space for further appliances and outside access. Upstairs, the bedrooms are generously proportioned with neutral décor, ample built-in storage, and large windows creating calm, airy retreats. A separate home office provides a dedicated workspace or a fifth bedroom, complemented by a family bathroom with a contemporary white suite and a separate shower room. The boarded loft space, accessed from bedroom three, features a Velux window and wood panelling and has previously served as a home office and offers excellent additional storage or, subject to consent, further conversion potential.

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Outside, a gravel driveway leads to an integral garage with an electrically operated up-and-over door, complemented by a level lawn and a pathway to the front door flanked by herbaceous borders and flowering shrubs. Side access leads to a beautifully landscaped and private rear garden, with mature trees including apple trees, rhododendrons, azaleas and wisteria, a pergola, multiple seating areas, and a charming Wendy House tucked among the greenery making it a lovely, secluded setting for outdoor entertaining.

Services & Utilities

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, electric, water, and drainage (as advised by our vendor)

Chichester District Council - Council Tax Band: F (£3,553.04)

EPC Rating: D

Directions & Location

SATNAV: **GU27 3SN**

what3words: ///describes.flush.evenings

Camelsdale is an extremely sought-after residential area, falling within the catchment of the ever-popular Camelsdale Primary School and bordering Marley Common, with miles of stunning countryside on its doorstep (much of it held in trust by the National Trust). This offers wonderful opportunities for walking, running, cycling and riding across the Surrey Hills National Landscape and the South Downs National Park beyond.

Nearby Haslemere is a charming and historic market town on the southern fringes of Surrey, offering a vibrant mix of independent shops, restaurants and cafes alongside Tesco, Waitrose and an M&S Food Hall. The town enjoys excellent road links to London and the south coast, while the mainline station provides a fast and convenient service to London Waterloo in around 49 minutes. There are also highly regarded schools for all ages, together with excellent leisure and cultural facilities including Haslemere Leisure Centre, Haslemere Halls and Haslemere Educational Museum.















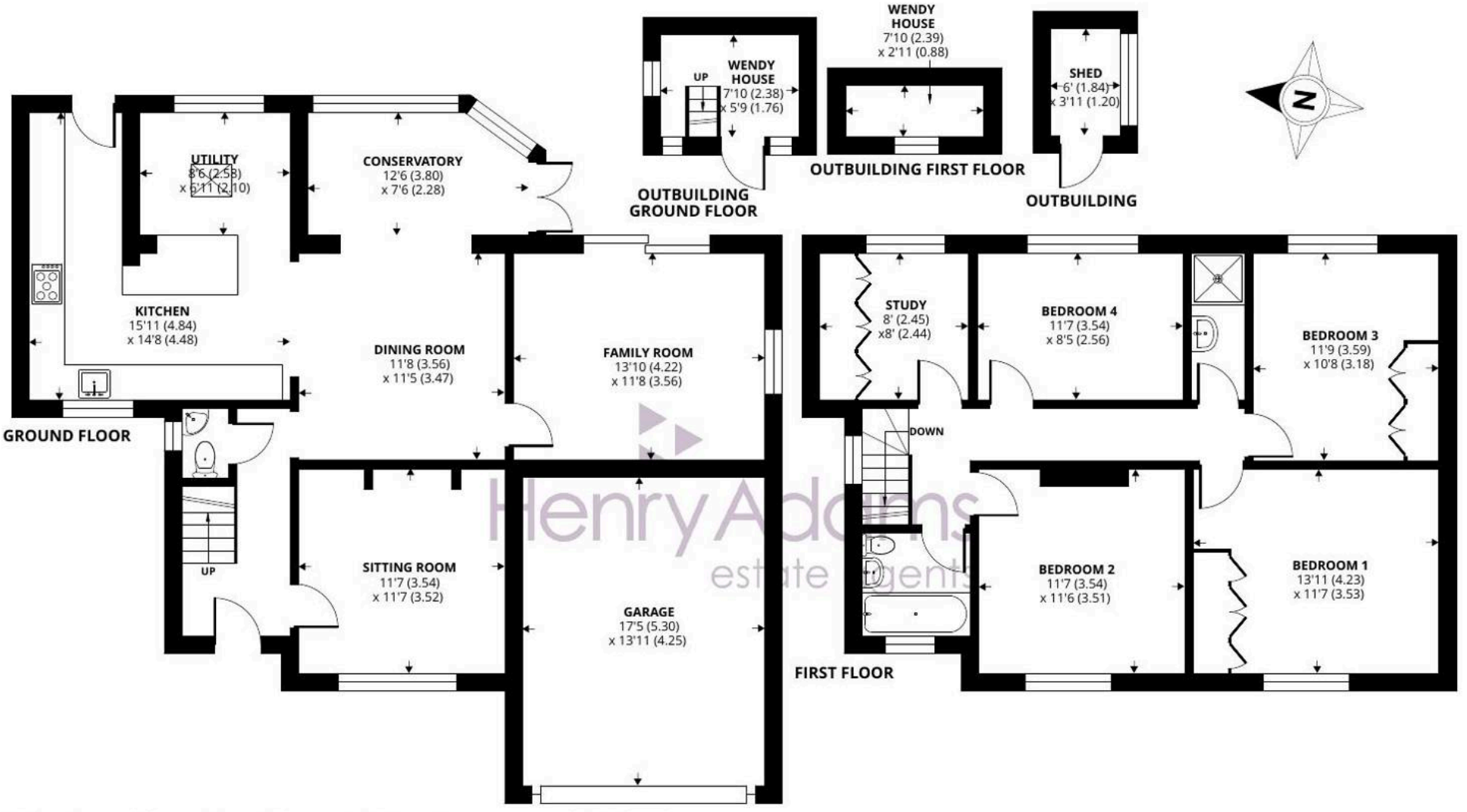












Marley Combe Road, Haslemere, GU27

Approximate Area = 1657 sq ft / 153.9 sq m
Garage = 238 sq ft / 22.1 sq m
Outbuilding = 92 sq ft / 8.5 sq m
Total = 1987 sq ft / 184.5 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any