



## Les Charmettes Marley Lane, Haslemere, West Sussex, GU27 3RG

Guide Price £1,050,000 - Freehold



# A unique four-bedroom detached home perched above the sought-after Marley Lane offering peace and seclusion yet easily accessible to Haslemere town centre as well as miles of surrounding countryside.

- Unique Detached Four Bedroom Home
- Living Room With Bi-Folds Opening Onto A Front Deck
- Modern Fitted Kitchen/Dining Room With Underfloor Heating
- Downstairs Shower Room
- Utility/Boot Room
- Stunning Principal Bedroom With Vaulted Ceiling & Dressing Room En-suite Bathroom & Balcony
- Driveway Providing Plenty Of Parking
- Elevated Rear Garden With Views
- End Of Chain
- Within Easy Reach Of Great Local Facilities Such As Pubs, Shops and Haslemere Station

Tucked away in a peaceful, leafy setting with views towards the South Downs National Park, Les Charmettes is a beautifully presented four-bedroom detached family home that combines contemporary style with flexible accommodation and exceptional indoor-outdoor living.

Designed to maximise natural light, the property offers generous living space centred around a stunning open-plan kitchen and dining area. Finished with sleek cabinetry, integrated appliances, a striking marble-topped island and quality stone flooring, this is a superb space for everyday family life as well as entertaining.

The spacious sitting room has a cosy open fireplace and bi-fold doors framing the front terrace while a separate utility/boot room adds practicality. A versatile ground floor bedroom, equally suited as a home office or guest suite, enjoys direct access to the rear garden and is served by a shower room.

Upstairs, the impressive principal bedroom features a vaulted ceiling, a private balcony overlooking the front garden and surrounding countryside, and an en-suite bathroom with both a bath and separate shower. Two further double bedrooms, each with built-in storage, are complemented by a contemporary family shower room, creating well-balanced accommodation for modern family living.

## Text Continued...

The gardens are a particular highlight. Thoughtfully landscaped and surrounded by mature trees and established planting, they offer an exceptional degree of privacy with expansive lawns, generous terraces and a variety of seating areas that capture the changing seasons. Perfect for outdoor dining, entertaining or simply relaxing, the gardens provide a wonderful backdrop to the house while making the most of the peaceful setting.

Approached via a mature front garden, the property also benefits from a private driveway providing ample parking for several vehicles, along with a useful shed offering excellent storage. There is potential to add a home office or garage (subject to the usual consents).

Combining stylish contemporary finishes with a tranquil semi-rural setting, Les Charmettes is an exceptional family home offering space, flexibility and a seamless connection between house and garden, all within easy reach of Haslemere's excellent amenities, schools and mainline station.

### Services & Directions:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

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

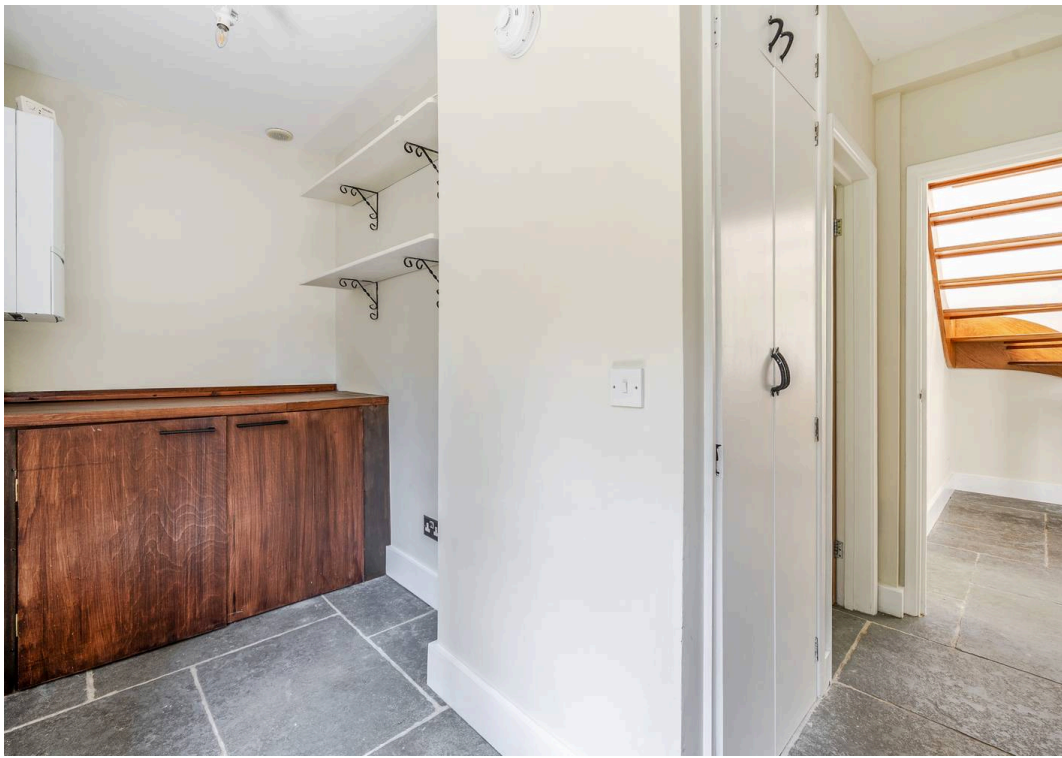
Chichester District Council Tax Band: G (£4,099.67)

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## Location:

Camelsdale is an extremely sought-after area being easily accessible to Haslemere centre whilst bordering Marley Common and miles of stunning countryside that offer excellent walking, running, cycling and riding opportunities amongst The Surrey Hills National Landscape and South Downs National Park beyond. Haslemere is a charming, historic market town on the southern fringes of Surrey with a vibrant range of independent shops, restaurants, cafes and coffee shops as well as a Tesco, Waitrose and M&S Food Hall. The A3 provides excellent road links to London and the south coast whilst the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are highly regarded schools for all ages including Camelsdale Primary School which is within walking distance of the property as well as excellent leisure and cultural facilities including The Haslemere Leisure Centre, Haslemere Halls and Haslemere Educational Museum.

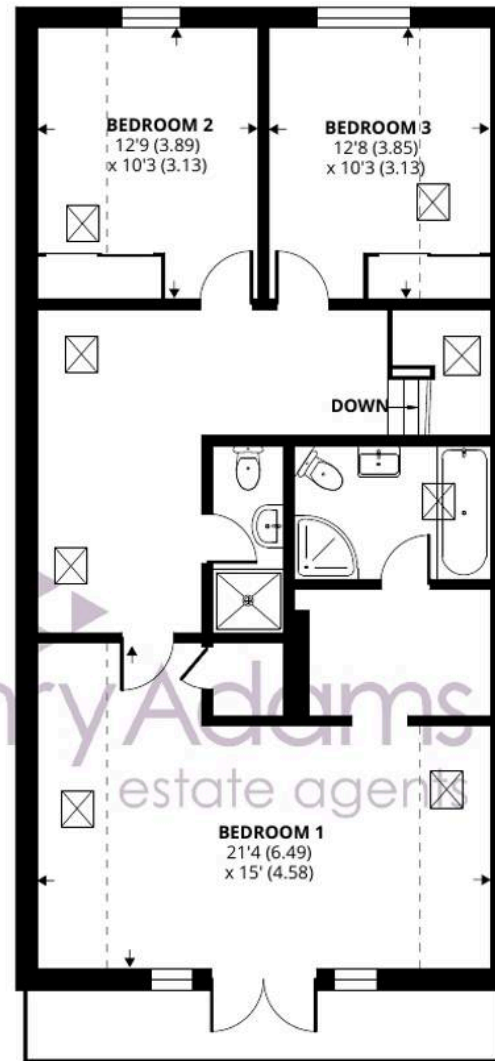
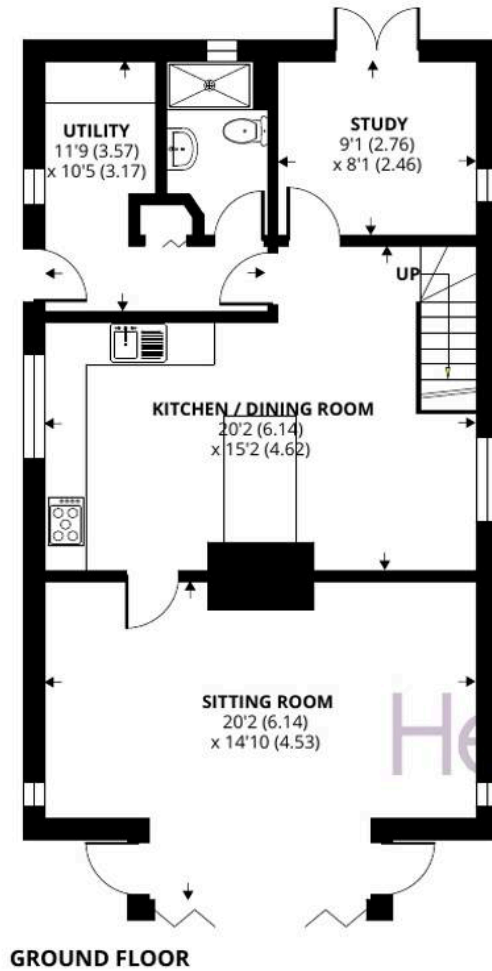
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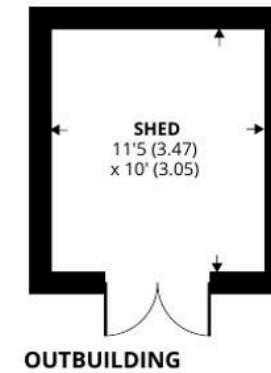








Denotes restricted head height



FIRST FLOOR

## Marley Lane, Haslemere, GU27

Approximate Area = 1518 sq ft / 141 sq m  
Limited Use Area(s) = 163 sq ft / 15.1 sq m  
Outbuilding = 114 sq ft / 10.5 sq m  
Total = 1795 sq ft / 166.6 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). Produced for Henry Adams. REF: 1479844. © natchecom 2026.





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