



Marley Combe Road, Camelsdale, Haslemere
POA Freehold

CLARKE  GAMMON

48 MARLEY COMBE ROAD CAMELSDALE
HASLEMERE SURREY GU27 3SW

POA

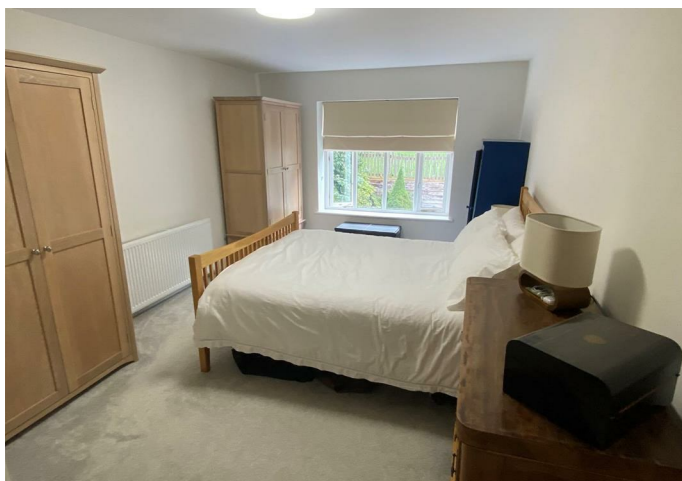
Stunning family home	Four bedrooms
Excellent kitchen / breakfast area	Open plan living / dining area
Two bath / shower rooms	Study/office
Hall and cloakroom	Home office / gym
Landscaped gardens	Parking



A spacious and superbly presented four bedroom detached house in a desirable no through road close to Camelsdale school.

THE PROPERTY

The property, originally built in the 1930s, has been modernised and improved to an excellent standard and enlarged to create a stunning open plan family friendly layout. The inviting reception hall opens up to the impressive kitchen / breakfast / dining / living area which has an open fireplace and doors to the landscaped rear garden. The fantastic kitchen has a range of contemporary style units, wooden work surfaces, matching breakfast island, Rangemaster 6 burner cooker and American style LG stainless steel fridge/freezer. Completing the ground floor is a good sized study/office with front aspect bay window and a cloakroom. On the first floor are four bedrooms including bedroom one which has a luxurious en-suite shower room, family bathroom and off the landing is a utility cupboard and further storage.



THE GROUNDS

The generous driveway sits at the front of the property where there is a fantastic cedar clad home office/gym and broad steps rising to the front garden and entrance area. The west facing rear garden has been carefully landscaped and has a large sun deck, raised planters and a level lawn, all framed by established boundaries.

SITUATION

On the edge of the South Downs National Park, Camelsdale village provides Arnolds Garage petrol station/convenience store, a popular school, tea room and the National Trust owned beauty spots Marley Common and Shottermill Ponds. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge, Haslemere Leisure Centre, Haslemere Recreation Ground and Woolmer Hill all provide excellent sports facilities. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast.

Weyhill shops and amenities 1 mile
Haslemere High Street 1.5 miles
Main line station 1.2 miles by car, less on foot
A3 access at Hindhead 3.2 miles
Guildford 17 miles
Chichester 20 miles

All distances approximate

Marley Combe Road, Camelsdale, GU27

Approximate Area = 1750 sq ft / 162.6 sq m
 Limited Use Area(s) = 8 sq ft / 0.7 sq m
 Total = 1758 sq ft / 163.3 sq m
 For identification only - Not to scale



LOCAL AUTHORITY

Chichester District Council

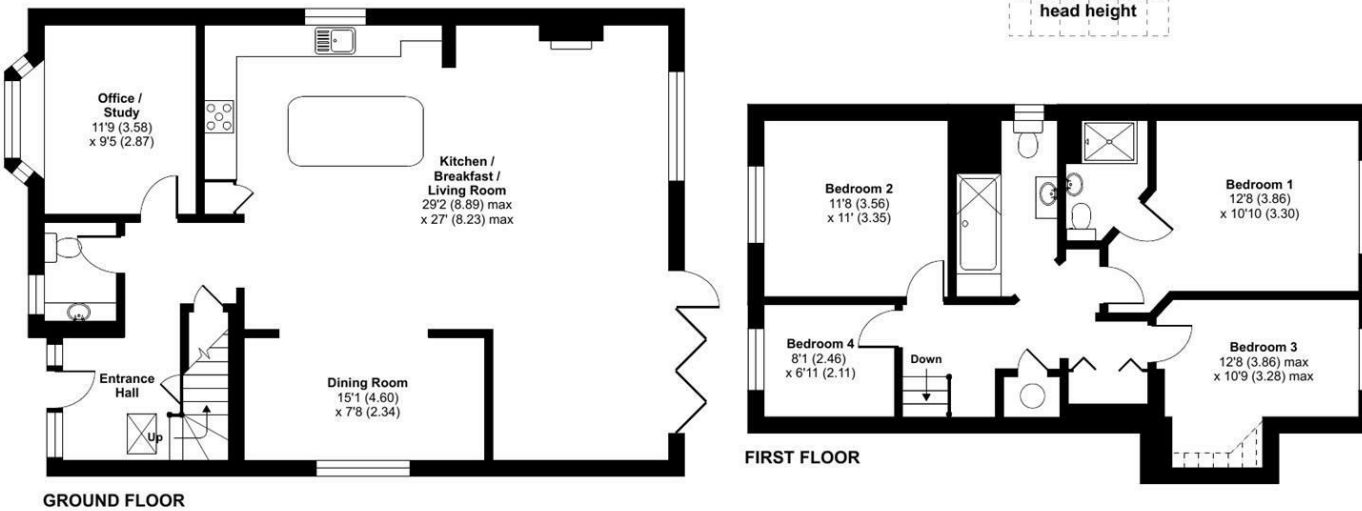
COUNCIL TAX

Band F

SERVICES

All main services, gas central heating with underfloor heating on the ground floor

11th August 2023 PM/dr



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 895453

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall then second left into Shepherds Hill (A286 Midhurst). Continue for approximately one mile and as the roads bears left, turn right into Bell Road. At the T-junction turn right and then immediately left onto Camelsdale Road and Marley Combe Road will be found after a short distance on the left.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

