



Marley Hanger, Haslemere, Surrey
Guide Price £440,000 Freehold

CLARKE  GAMMON
1919

**7 MARLEY HANGER
HASLEMERE SURREY GU27 3DP
Guide Price £440,000**

Attractive 1950's built semi-detached house

Three bedrooms

Sitting room

Cloakroom

Front and rear gardens

Superbly presented throughout

Family bathroom

Open plan kitchen / dining room

Cul de sac location

Elevated position with woodland views



A well-presented, established three bedroom semi-detached house in a non-estate cul-de-sac, elevated position with far reaching wooded views to the front.

THE PROPERTY

The property is located a short way along Marley Hanger, a non-estate no-through road on the pretty southern fringes of Haslemere. The house itself is superbly presented and has attractive brick elevations with stone detailing around the windows. On the ground floor, the accommodation comprises entrance area with stairs to the first floor, sitting room with wall-mounted gas fire and far reaching views enjoyed by all the front aspect windows, light and spacious open plan kitchen/dining room having a range of smart modern matt white units and doors to the garden and cloakroom. The kitchen/dining room and sitting room lights are remote controlled. On the first floor are three well-proportioned bedrooms complemented by the smart modern bathroom.



THE GROUNDS

The property sits centrally within its plot having undulating lawns to the front and a cleverly landscaped rear garden which has a large paved sun terrace ideal for outside dining enclosed by retaining railway sleepers and greenhouse. Steps and a paved pathway with lawns to either side leads to the top of the garden where there are two large timber garden sheds/outbuildings.

SITUATION

In Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. 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 and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. 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. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

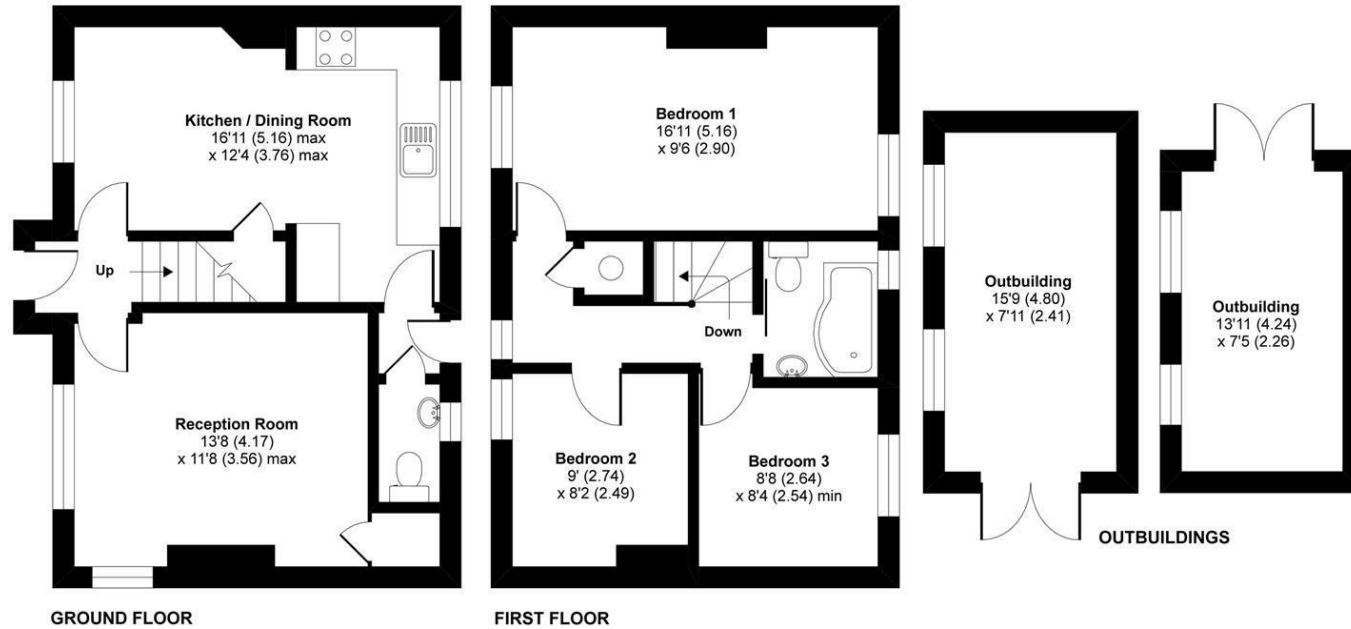
Haslemere High Street – 1.2 miles
Weyhill shops and amenities - 1.3 miles
Haslemere main line station – 1.7 miles
Fernhurst 2 miles
A3 access at Hindhead 3.5 miles
Midhurst- 7 miles
Chichester – 19 miles

All distances approximate



Marley Hanger, Haslemere, GU27

Approximate Area = 860 sq ft / 79.8 sq m
 Outbuildings = 231 sq ft / 21.4 sq m
 Total = 1091 sq ft / 101.3 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Clarke Gammon Wellers. REF: 649471

LOCAL AUTHORITY

Chichester District Council

COUNCIL TAX

Band D

SERVICES

All main services, gas central heating

NB: Photographs taken September 2020

29th April 2023 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approximately 1.2 miles and the turning to Marley Hanger will be found on the right hand side.

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

