



Marley Common, Haslemere, Surrey
Guide Price £995,000

CLARKE  GAMMON

Two Oaks

MARLEY COMMON HASLEMERE SURREY GU27 3PT

Guide Price £995,000 Freehold

An established, enlarged and tastefully presented semi detached cottage having south facing gardens, occupying a highly desirable position in the heart of Marley Common and within the South Downs National Park.

Constructed in 1931 by renowned local developer Hutchins, Two Oaks offers attractive rendered, stone and timbered elevations with trademark hand carved fascia boards. In recent years the property has been enlarged and modernised and is offered in excellent condition. There is a beamed entrance hall with arched doors at the rear which leads to the rear garden and gives access to the beamed family room with bay window, beyond which is a small inner hallway providing access to the utility room, cloakroom and double aspect sitting room having an open fireplace and French doors opening to the south facing rear garden. The kitchen/breakfast room and dining conservatory are an undoubted feature with a bespoke hand made Shaker kitchen, island unit and spacious conservatory. The double aspect principal bedroom has a large dressing room, en-suite shower room and enjoys far reaching views over paddocks and adjoining countryside. There are three further bedrooms and a family bathroom.

Outside there is parking for three cars and an open plan front garden with impressive stone walling, steps and extensive box hedging. The sunny southerly aspect rear garden enjoys privacy and is laid to lawn with a large adjoining sun terracing. There are colourful flower borders and a feature corner pergola with lighting. The western boundary has post and rail fencing and Portugese laurel hedging beyond which are views over the paddocks.

- **Idyllic semi rural location with views over paddocks**
- **Double aspect sitting room with open fireplace**
- **Kitchen/breakfast room and dining conservatory**
- **Principal bedroom with dressing room and en-suite**
- **Parking for three cars**
- **Beamed hall**
- **Beamed family room with bay window**
- **Utility room and cloakroom**
- **Three further bedrooms and family bathroom**
- **Private south facing gardens**

CG HASLEMERE

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Local Authority: Chichester District Council Tax Band F

Services: Mains electricity, gas and water, septic tank drainage

NB: As required by Section 21 Estates Agent Act 1979, we give notice that this property is owned by a Partner of Clarke Gammon









SITUATION

The house occupies an established position in a small cluster of cottages on the highly desirable National Trust owned Marley Common which is accessed via a private road. The common features many acres of open countryside and woodland, footpaths and bridleways and is renowned for its access to the Sussex Border Path and Serpents Trail all of which are of great interest to ramblers, horse riders and mountain bikers. Although in a rural setting, the house is only one mile from Shottermill Ponds and Camelsdale village which provides Arnolds Garage petrol station / convenience store, tea room and popular primary school. The attractive hamlet of Kingsley Green is the same distance in the opposite direction. 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, restaurants, public houses and coffee bars. There are two hotels; The Georgian/Coppa Club in the High Street and Lythe Hill which has a spa. 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 surrounding area has much to offer with theatres in Guildford and Chichester, polo and golf at Cowdray Park, horse and motor racing at Goodwood and sailing out of Chichester Harbour.




DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286). Continue for approximately 1 mile then turn right at the sharp left hand bend passing Coomers builders merchant. Turn right at the junction then almost immediately left onto Camelsdale Road. Proceed through the village passing Springfarm Road on the left then take the next left into Marley Lane. Continue up the hill for approximately 0.7 miles turning right close to the top of the hill at the green sign, keep left and the house will be found on the left hand side on the corner with one of the common's tracks.

Camelsdale 1 mile
Weyhill shops and amenities 1.4 miles
Haslemere main line station 2 miles
Haslemere Town Centre 2.6 miles
A3 access at Hindhead 3.4 miles
Guildford 17 miles
Midhurst 7.5 miles
Chichester 19 miles

All distances approximate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

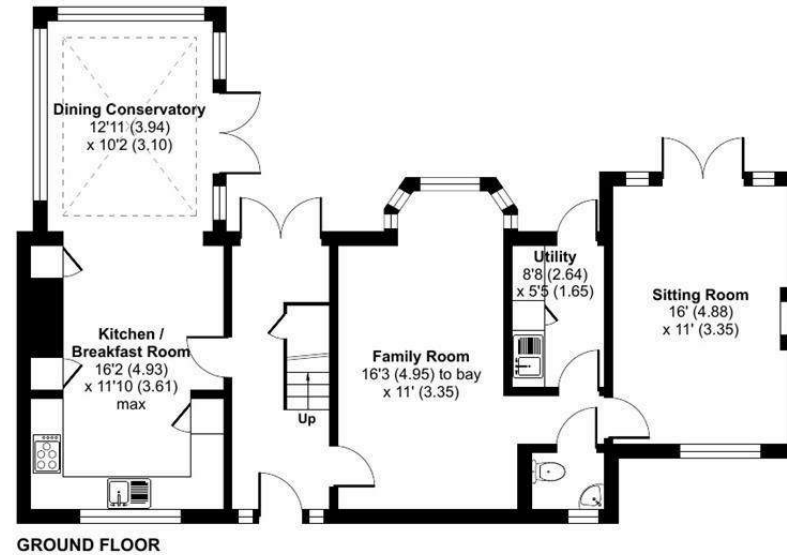
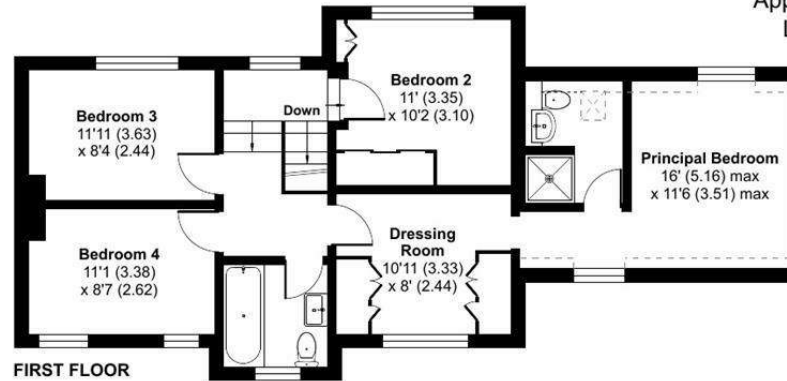
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Approximate Area = 1611 sq ft / 149.7 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Total = 1630 sq ft / 151.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1031204

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.

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