



**Marley Combe Road, Haslemere, Surrey**  
**Price Guide £650,000 Freehold**



41 MARLEY COMBE ROAD  
HASLEMERE SURREY GU27 3SN

## Price Guide £650,000

Detached chalet style bungalow	3 bedrooms and 2 bathrooms
Scope for modernisation and enlargement (subject to planning permission)	Living/Dining Room
Study area and kitchen	Overall grounds of just under 0.2 acres
Detached garage	Double glazing and gas central heating
Popular no through road, close to Camlesdale village center	No onward chain



**An established detached chalet style bungalow requiring modernisation and with scope to extend, subject to planning permission and close to the center of Camlesdale.**

### THE PROPERTY

The property is set back from Marley Combe Road in a good-sized plot that gives the property plenty of scope for enlargement, or perhaps turning it into a more substantial detached house, subject to planning permission. The overall plot size is just under 0.2 acres and the house is being sold with the benefit of having no onward chain. There is adaptable and flexible accommodation over 2 floors, with the majority of the accommodation on the ground floor, which includes a front entrance porch which leads directly into the main living/dining room. From here there are the stairs that lead to the first floor. To the rear of the ground floor is bedroom 3, the bathroom, study area, a shower room and at the side of the property a kitchen with a front aspect. Bedrooms 1 & 2 are on the first floor, both have wardrobes and there is some space within the eaves. The property has gas central heating, double glazing and would suit a buyer who needs a ground floor bedroom & bathroom accommodation, but also a buyer looking for a much bigger project to create a 4 or 5 bedroom family home.



## THE GARDEN AND GROUNDS

Outside there is a gravel driveway with an off-road parking space and a detached single garage. There are plenty of screening shrubs and trees at the front giving the property plenty of privacy and to the rear a large garden which slopes up from the property and has areas of a patio, a greenhouse and a number of established shrubs and trees.

## 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

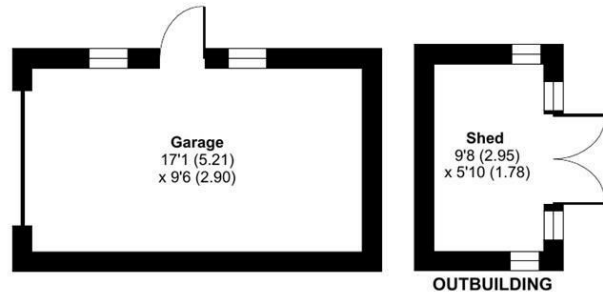
All distances approximate



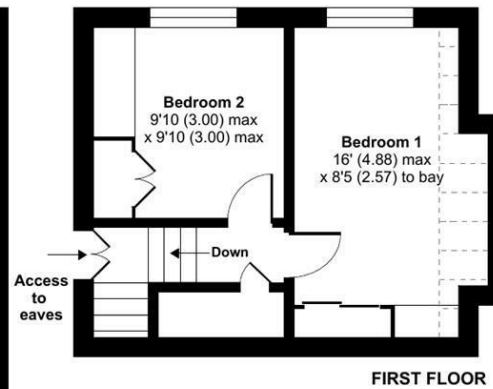
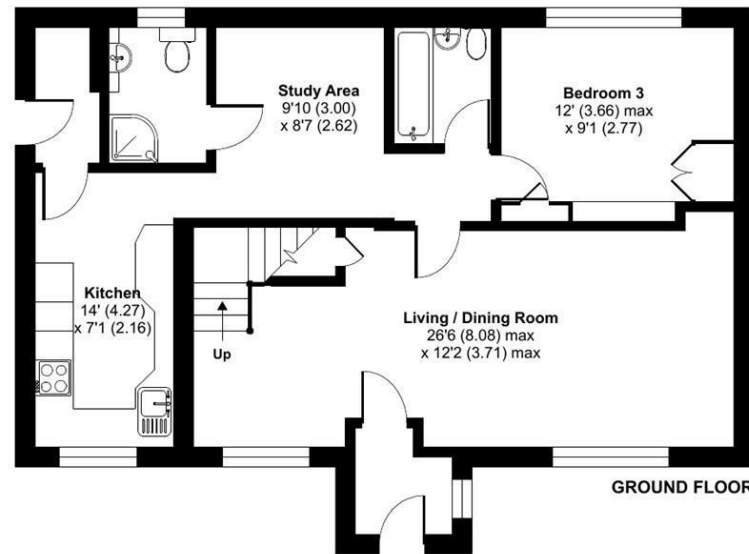
## Marley Combe Road, Haslemere, GU27

Approximate Area = 1088 sq ft / 101.1 sq m  
 Limited Use Area(s) = 27 sq ft / 2.5 sq m  
 Outbuilding = 54 sq ft / 5 sq m  
 Garage = 161 sq ft / 14.9 sq m  
 Total = 1330 sq ft / 123.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1088452

### LOCAL AUTHORITY

Chichester

### COUNCIL TAX

Band E

### SERVICES

Mains water, electricity, mains drainage  
 gas central heating

20th June 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 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 right.

### 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

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HASLEMERE OFFICE  
 T: 01428 664 800

LIPHOOK OFFICE  
 T: 01428 728 900

MAYFAIR OFFICE  
 T: 0870 112 7099

AUCTION ROOMS  
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