



Marley Combe Road, Camelsdale, Haslemere, Surrey
Price Guide £875,000 Freehold

CLARKE  GAMMON

**19 MARLEY COMBE ROAD CAMELSDALE
HASLEMERE SURREY GU27 3SN**

Price Guide £875,000

Beautifully presented 1930s detached family home

Four bedrooms

Double aspect sitting room

Kitchen

Detached double garage

Elevated position with woodland views

Two bath/shower rooms

Dining/family room

Hall and cloakroom

Delightful garden - overall plot just under 0.25 acre



An attractive and superbly presented detached 1930s built family home in this sought after road in the heart of Camelsdale, just a short walk from the village school and 1.2 miles from Haslemere MLS

THE PROPERTY

Adjoining the South Downs National Park at the rear and with lovely views to the front towards Marley Common and woodland, this handsome and well appointed home was built in 1935 of traditional brick and rendered elevations. The property has typical 1930s characteristics which include good sized rooms and picture rails along with a brick fireplace and wood burner in the double aspect sitting room. Completing the ground floor is a cloakroom, large open plan dining/family room and kitchen having a fabulous stainless steel Rangemaster cooker. On the first floor are four bedrooms; three good sized doubles and a single, complemented by a luxuriously appointed family bathroom and separate shower room. There is a part boarded loft with ladder and light, gas central heating via radiators and double glazed windows.



THE GROUNDS

The property is approached through gates and a tarmac driveway leading to the detached double garage having twin doors, roof space, light and power. Steps and a path lead to the natural stone front terrace and entrance area, which has a sunny westerly aspect. Accessed from both sides of the house, the rear garden has a wooden decked terrace, railway sleeper/shingle steps to the well tended lawn, established hedged boundaries which adjoin the South Downs National Park at the rear, greenhouse and garden shed.

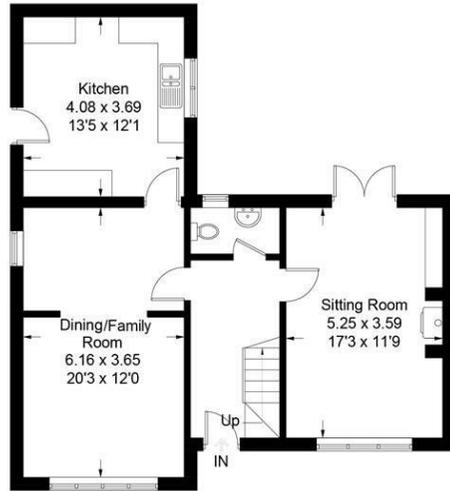
SITUATION

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.

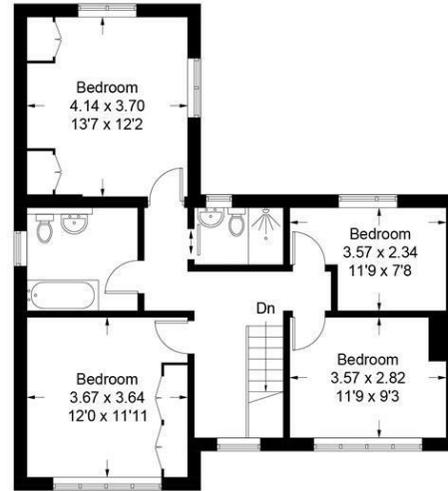
Weyhill shops and amenities 1 mile
Haslemere High Street 1.5 miles
Main line station 1.2 miles by car, less on foot
A3 access at Hindhead 3.2 miles
Guildford 17 miles
Chichester 20 miles

All distances approximate

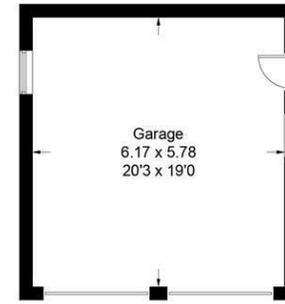
Approximate Gross Internal Area = 140.6 sq m / 1513 sq ft
 Garage = 35.8 sq m / 385 sq ft
 Total = 176.4 sq m / 1898 sq ft



Ground Floor



First Floor



Garage
 (Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID509796)
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LOCAL AUTHORITY
 Chichester District Council

COUNCIL TAX
 Band F

SERVICES
 All main services, gas central heating - new boiler fitted 2020

25th February 2022 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(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 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

