



Hill Top, Marley Common, Haslemere, Surrey GU27 3PT
Freehold

CLARKE  GAMMON

Hill Top

MARLEY COMMON HASLEMERE SURREY GU27 3PT

A beautifully presented characterful 1930's 5 bedroom detached family house occupying a highly desirable position, adjoining paddocks and countryside in the heart of Marley Common and within the South Downs National Park.

This charming and established home enjoys a tranquil and picturesque setting with countryside walks on its doorstep and has attractive timbered and tile hung twin gabled elevations to the front. The flexible and adaptable accommodation on the ground floor provides direct access to all of the principal rooms off the welcoming oak floored hallway - which include a bay fronted sitting room with a multi-fuel burner, bay fronted family room and TV room/snug. With a more open plan design is the dining area which has wide wooden framed bifold doors overlooking the rear garden and opens to the impressive and well-equipped kitchen, which has a good range of integrated appliances and also has underfloor heating, as well as a useful utility room off the kitchen with a side door to the garden. The dining area also has doors into the TV room/snug. On the first floor are 5 impressive double bedrooms all with their own individual character, having a combination of double aspect and a feature fireplace. Bedroom 1 has a spacious walk-in wardrobe and ensuite shower room with a well-equipped family bathroom servicing bedrooms 2, 3, 4 & 5. Other features of note include double glazing, gas central heating, oak veneered internal doors on the ground floor as well as a cloakroom and 1 gigabit fibre broadband. The property is approached by its in/out shingled driveway with parking for several cars and an electricity point. To the rear of the property is a detached oak framed garage with further parking and storage room. In total the property sits in a level 0.6-acre plot with a stunning backdrop of woodland, countryside and paddocks. The grounds are largely lawned and enclosed by post and rail fencing. In addition there is a paved terrace and deck which catches the sunshine all the day.

- Attractive 1930's family house
- 5 bedrooms & 2 bathrooms
- Gas central heating & double glazing
- Utility room and cloakroom
- Detached oak framed garage
- Idyllic semi-rural location with views over paddocks
- Sitting Room, family room & TV/snug
- Open plan kitchen/dining area
- Level 0.6 acre plot
- In the South Downs National Park

CG HASLEMERE

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Local Authority: Chichester Tax Band G

Services: Mains Electricity, Gas, Water with Private Drainage









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 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.



RESIDENTS ASSOCIATION

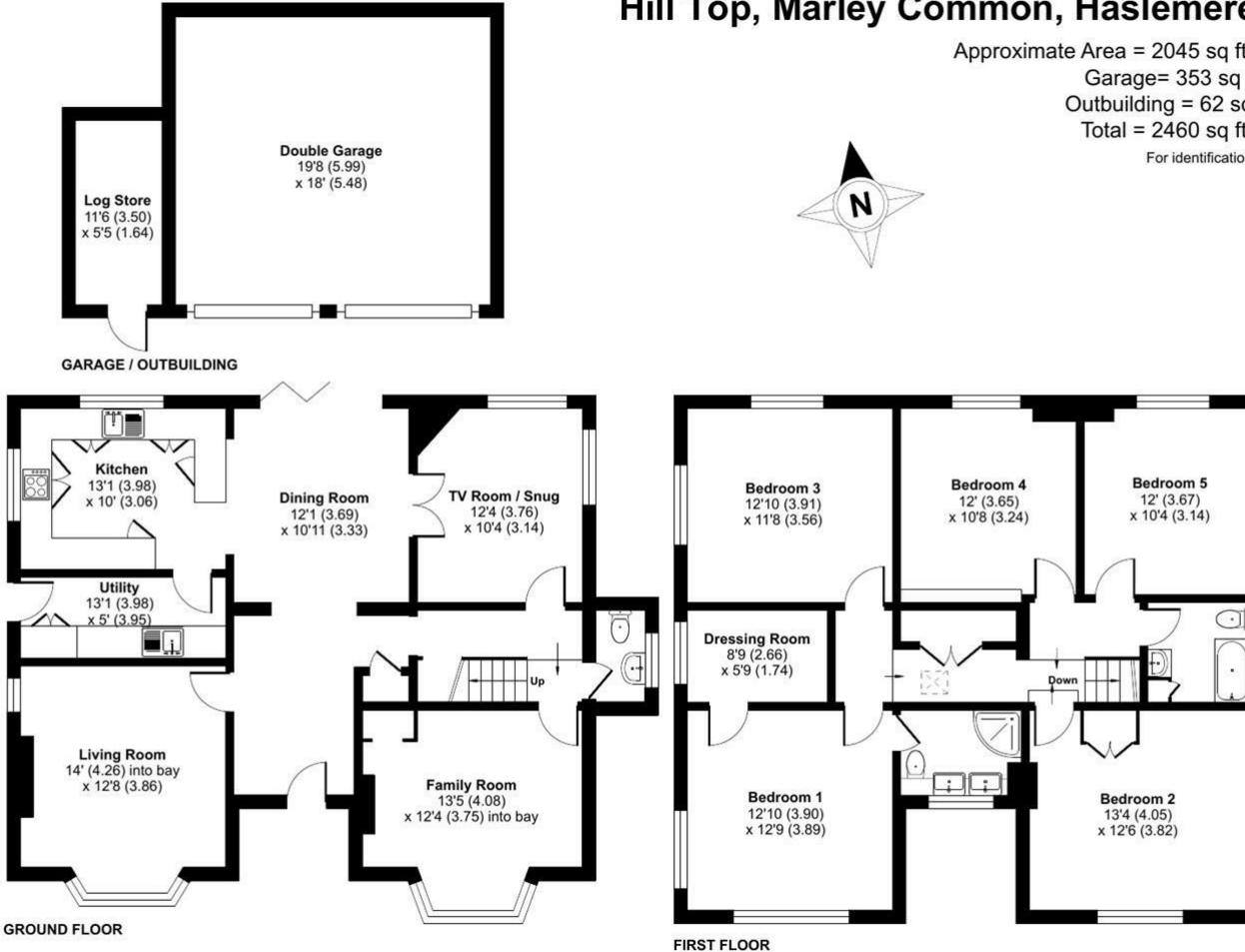
£30 per annum for the Residents Association for up keep of the road

1st July 2025

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.
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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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