



INTRODUCING
MARLEY BRAE

26 MARLEY COMBE ROAD, CAMLESDALE, GU27 3SW

BEDROOM
4 BEDS

AREA INC GARAGE
1,966 SQFT

BATHROOM
2 BATHS



WELCOME HOME

26 MARLEY COMBE ROAD

Presented to the market for the first time in 10 years, this detached four-bedroom home built in 1916 has been carefully extended to offer a stunning open-plan kitchen, dining, and living area. This space creates an exceptional setting for family life and entertaining, all while boasting breathtaking views over Haslemere. Set on a generous plot of just under one acre, the property also offers direct access to Marley Common National Trust, making it a perfect choice for nature enthusiasts and those who love to explore the outdoors.

Located in the desirable village of Camelsdale, on the western edge of Haslemere, the home is within easy reach of the highly regarded Camelsdale Primary School and a popular public house. It also enjoys convenient access to the A3 and is within walking distance of Haslemere Train Station, with direct services to London Waterloo in 55 minutes. This is a fantastic opportunity for families seeking space, tranquility and convenience.



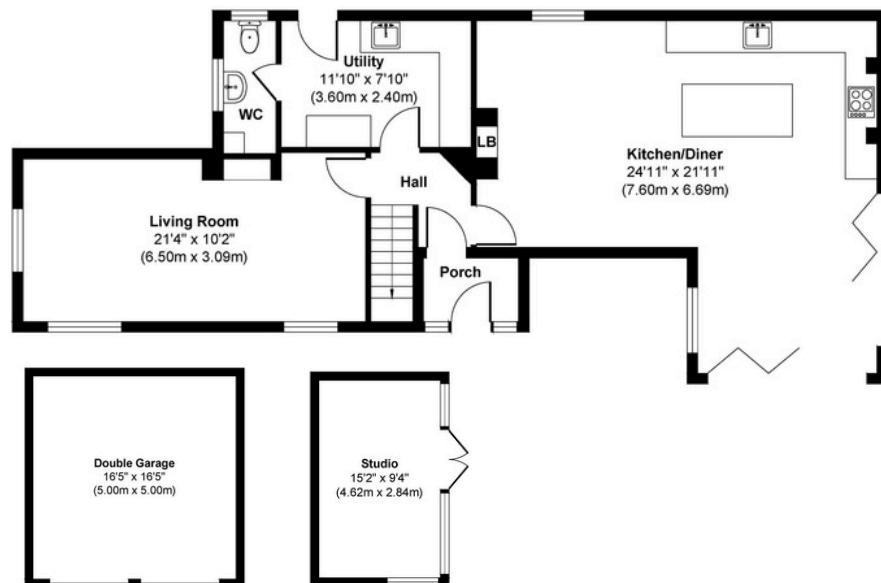
KEY FEATURES

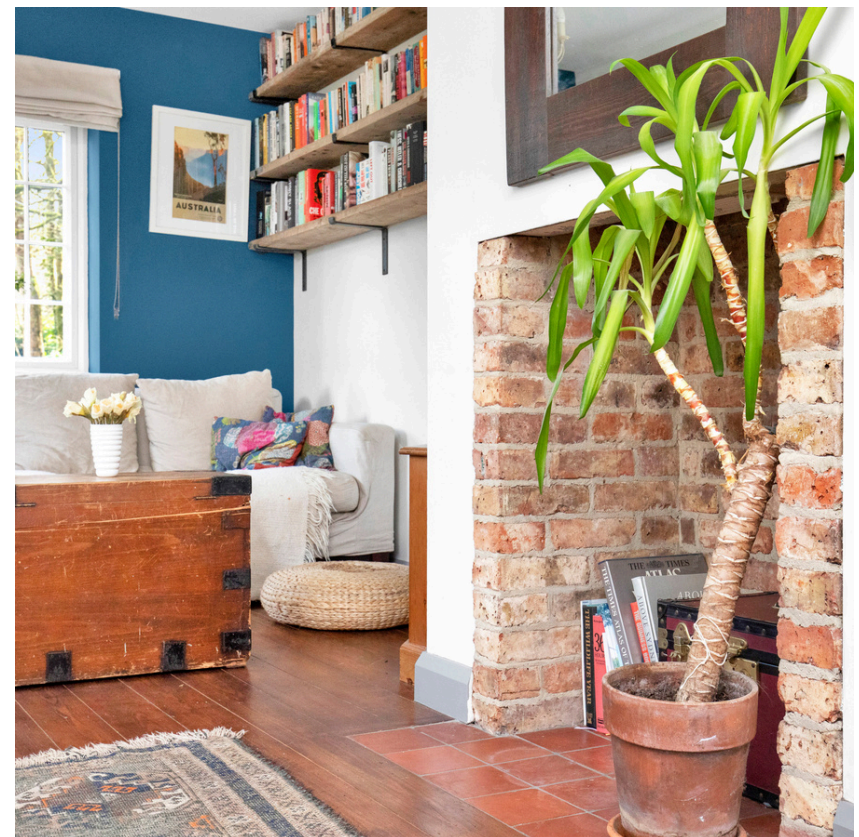
- Four bedroom detached family home
- Stunning open plan kitchen dining room
- Substantial garden circa 1 acre
- Detached double garage and driveway parking
- Home office/garden studio
- Direct access to National Trust - Marley Common
- Within walking distance of Haslemere MLS

DOWNSTAIRS

On the ground floor you will find the extended open-plan kitchen, living, and dining area, added by the current owners in 2017, truly forming the heart of the home. Featuring two sets of bifold doors from the dining area that lead out to the garden, this space maximises the stunning views over Haslemere's treetops and rooftops, and seamlessly blends indoor and outdoor living.

Additionally, there is a separate snug living room with exposed brick fireplace opening, perfect for enjoying those cozy winter nights, along with a utility room and WC located at the rear of the property.

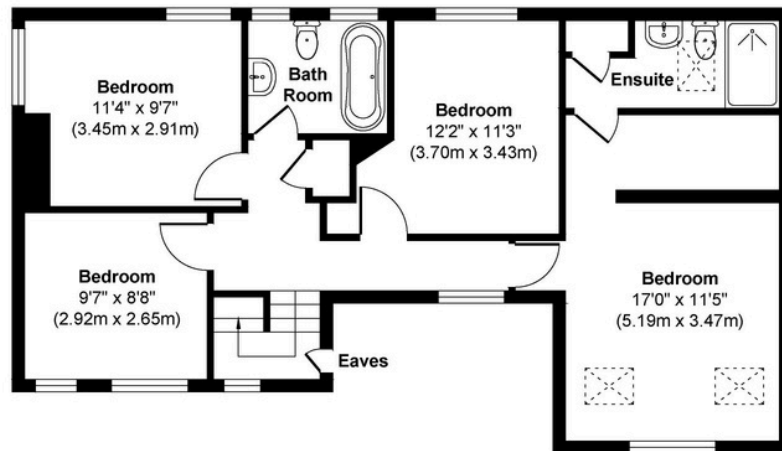




UPSTAIRS

The master bedroom, which forms part of the extension carried out by our clients in 2017, features a vaulted ceiling and Velux windows, with a further large window framing the view over the garden and beyond. There is a clever dressing area separated by a half wall, ideal for storing all your clothes and belongings, and an en-suite shower room, making this a true master suite.

Three further double bedrooms, the second being double aspect and flooded with natural light, and a family bathroom with beautiful free standing roll top bath tub, rounds off the accommodation upstairs.

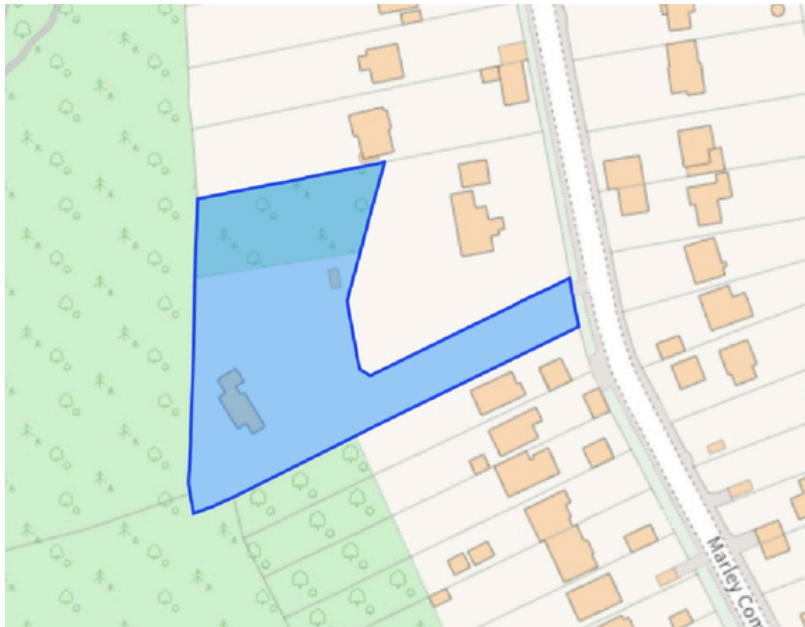




OUTSIDE

Approached via a long driveway, the property is positioned at the edge of the plot. There is ample parking for several vehicles, along with a detached double garage. Within the garden is a garden studio, currently used as a home office, perfect for those working remotely or in need of a quiet creative space.

The garden is naturally split into distinct zones, offering multiple spaces for alfresco dining or enjoying an evening drink, as well as lawn and woodland areas providing the perfect setting for children to play and explore. With direct access to Marley Common, a National Trust site known for its peaceful woodland trails, this is an ideal location for lovers of the great outdoors.





NEED TO KNOW

Freehold
EPC Rating D 64
Mains Gas, Electricity & Water
Council Tax Band F
Chichester District Council

Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.

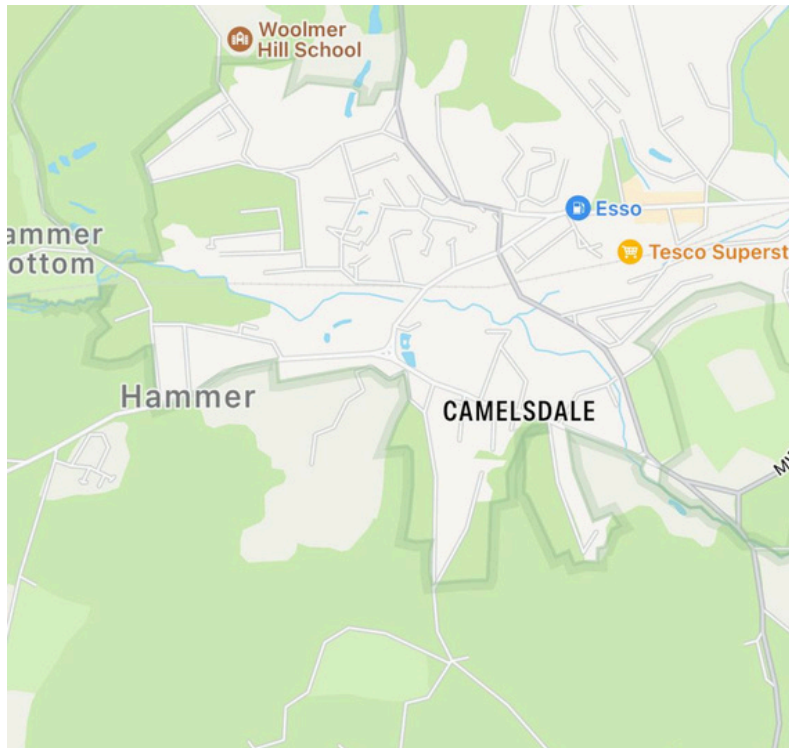


AMENITIES



Haslemere offers a plethora of opportunities for entertainment, whether you are a keen walker and want to enjoy the benefits of living on the edge of The South Downs National Park or prefer to parade around the mix of unique boutiques & shops found on the High Street, there is something for everyone.

Having great transport links (A3 & mainline station to Waterloo in approx 55 mins) you are ideally connected to larger towns and cities.



PUBS

THE MILL
LIPHOOK ROAD
SHOTTERMILL

THE WHITE HORSE
HIGH STREET
HASLEMERE

SHOPS

MARKS & SPENCER
LION LANE
HASLEMERE

TESCO
WEY HILL
HASLEMERE

SHOPS

LONDIS
CAMELSDALE RD
CAMELSDALE

ARNOLDS GARAGE
CAMELSDALE RD
SHOTTERMILL

RESTAURANTS

MOMA
HIGH STREET
HASLEMERE

COPPA CLUB
HIGH STREET
HASLEMERE

CAFE

OLIVERS
WEST STREET
HASLEMERE

LION'S DEN
WEY HILL
HASLEMERE

OUR COMPANY

Just us – No longer are you required to deal with numerous colleagues from a number of offices. We are your personal Property Professional from your initial Market Appraisal to key hand-over on Completion Day.

Unrivalled marketing – Advertising on the four major property portals: Rightmove, Zoopla, OnTheMarket & PrimeLocation.

Limited clients – Our business model means we work for only a handful of clients at any one time.

ABBY & MICHAELA PROPERTY PROFESSIONALS

Heart & Home Property Professionals was founded with over 20 years' experience in the sales and property industry.

Both living locally, Michaela in Hampshire and Abby in Surrey, they know all of the advantages of the local area, and focus on offering a 'hand holding' style estate agency covering Surrey, Sussex & Hampshire.





HEART & HOME PROPERTY PROFESSIONALS

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