



Bordars, Marley Lane, Haslemere, GU27 3RF

Guide Price £575,000 - Tenure: Freehold

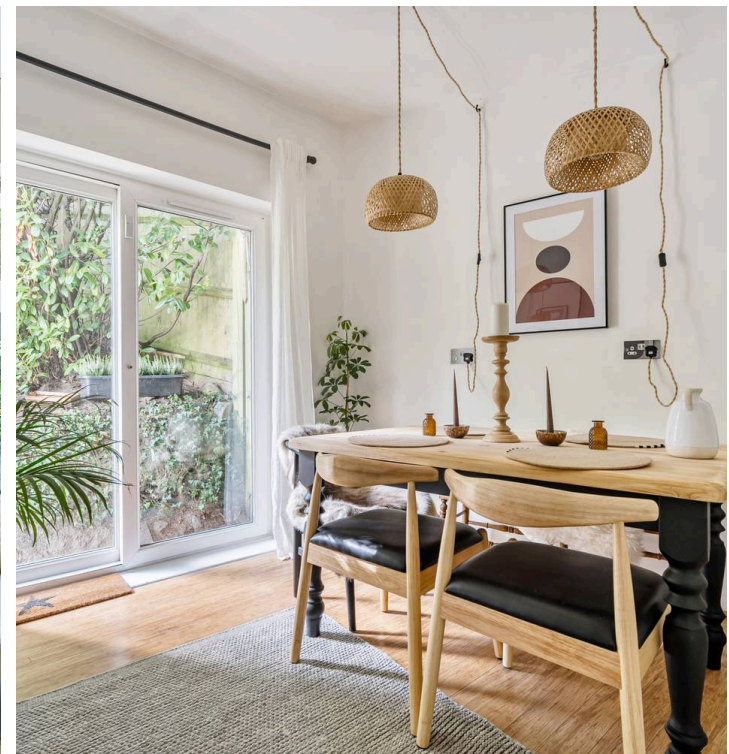
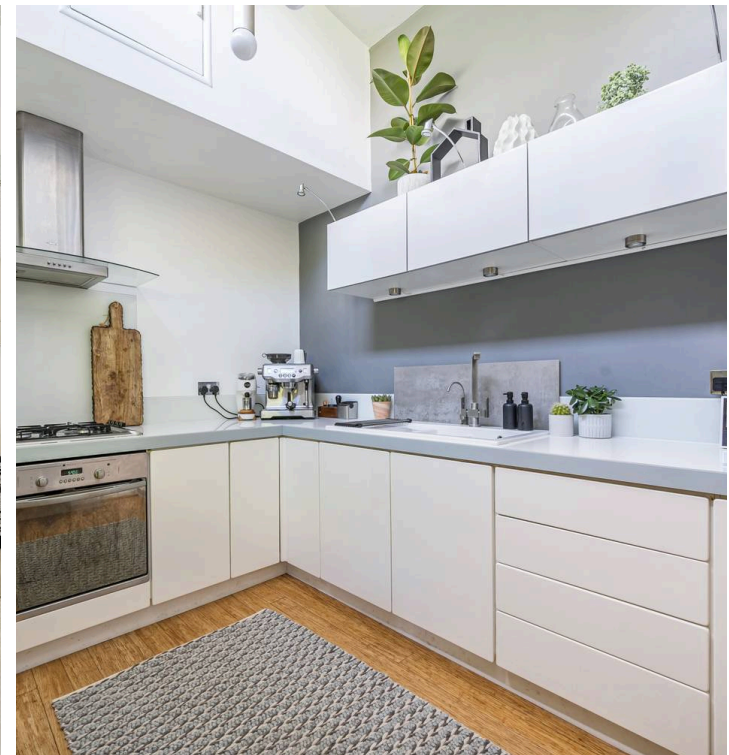
Bordars Marley Lane

Haslemere

- Stylish Individual Detached Home
- Bright Living Room With Log Burner
- Rear Aspect Dining Room/ Bedroom Three
- Beautiful Kitchen
- Utility Room
- Two Double Bedrooms
- Superb Bathroom & Shower Room
- Garage & Driveway
- Westerly Aspect Rear Garden
- Walking Distance Of Village Centre & School

Bordars was originally constructed in 1964 and, in 2012, underwent a striking transformation into a sleek split-level home defined by clean lines, minimalistic design, and contemporary styling.

The thoughtful layout provides flexible accommodation, with the principal living areas positioned at the front and the bedrooms, all finished with bamboo flooring and set to the rear of the property, slightly elevated to enjoy views over the garden. The living room is a standout feature, with floor-to-ceiling windows, a modern wood burner, and oak flooring. The bespoke kitchen is finished with handcrafted countertops, bamboo flooring, and opens directly to the reception hall. A study, also enjoys a dramatic double-height window. There is then a rear aspect dining room/ guest bedroom with doors to the garden, and a useful utility room with side access. The property offers a beautifully designed bathroom, filled with natural light through a dormer-style double-height window, along with a separate shower room.



Bordars Marley Lane

Continued Text, Utilities & Services

Externally, the property is approached via a brick-paved driveway leading to the garage. The front garden combines areas of lawn with a paved terrace that enjoys an easterly aspect. To the rear, the west-facing garden is arranged with terraces and lawns, well screened on all sides, with paved steps rising to a peaceful seating area at the top.

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: gas, electric, water and drainage. (As advised by our clients)

Council Tax: West Sussex C.C: E (2865.12) // EPC Rating: D

Directions:

SATNAV: GU27 3RF What3Words ///hiking.fits.fatigued

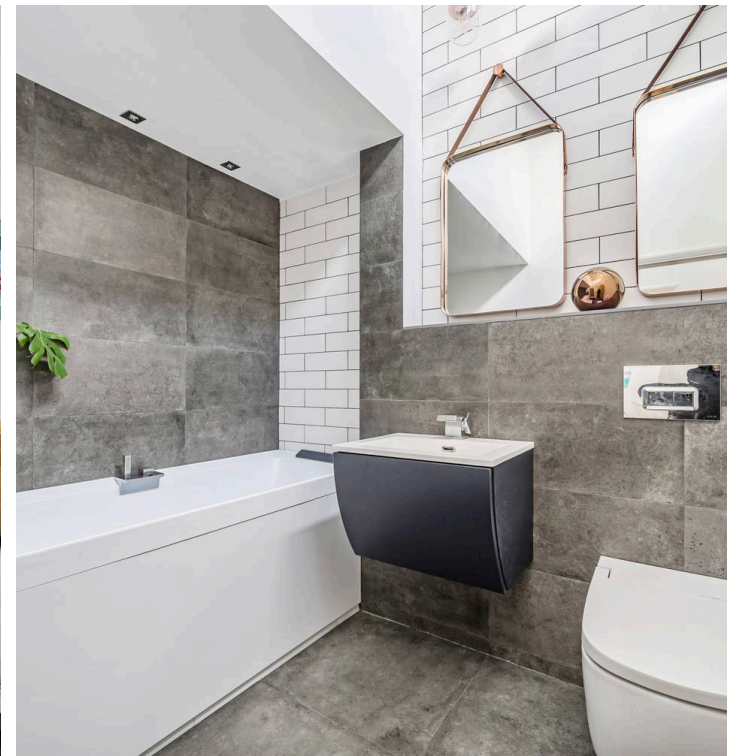
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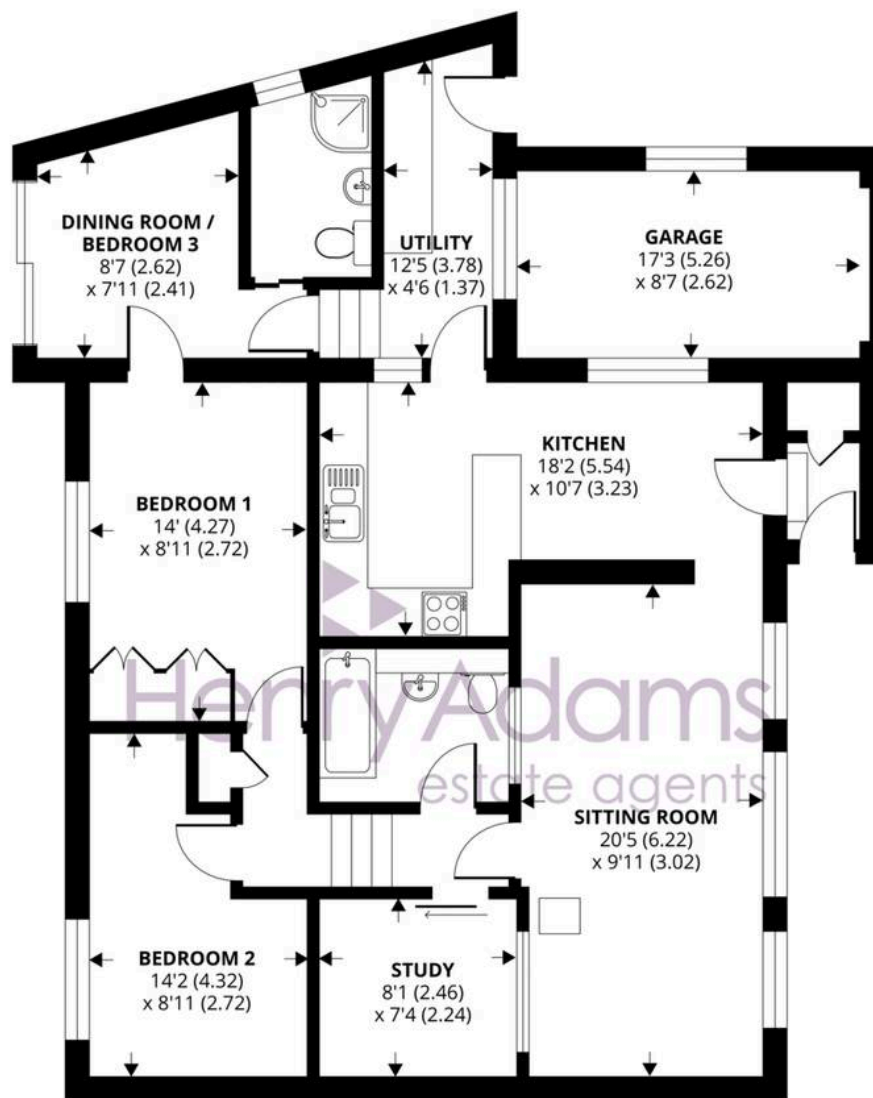


Bordars Marley Lane

Location

Conveniently located in a sought after road and within catchment of the very popular Camelsdale Primary School. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools for all ages and leisure facilities including The Haslemere Leisure Centre which is nearby. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.





GROUND FLOOR

Bordars, Marley Lane, Haslemere

Approximate Area = 1038 sq ft / 96.4 sq m

Garage = 150 sq ft / 14 sq m

Total = 1188 sq ft / 110.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.