



Upton Pyne Marley Lane, Haslemere - GU27 3RF

Guide Price £950,000 - Freehold



Upton Pyne is a spacious and well-extended family home in a sought-after Camelsdale setting, offering flexible living and beautifully arranged gardens.

## Key Features:

- 1.2 Miles From Haslemere Station
- Principal Bedroom With Balcony & Treelined Views
- Dual Aspect Living Room With Bay Window & Cosy Log Burner
- Downstairs Cloakroom/Shower Room
- Double Garage With Electric Roller Doors (Requires New Roof)
- Front & Rear Gardens
- High Ceilings
- Characterful Detached Family Home
- Sitting Room/Second Bedroom With Access Onto Rear Patio/Terrace
- Within Easy Walking Distance To Camelsdale

Upton Pyne is an attractive and thoughtfully extended four-bedroom family home, perfectly positioned in the ever-popular village of Camelsdale.

Occupying an elevated plot, the property has strong kerb appeal and benefits from off-road parking and a double garage to the front (the garage roof will require replacement). Inside, the accommodation is bright, spacious and well laid out, creating an ideal setting for modern family living.

The ground floor includes a generous double-aspect sitting room with a log burner, bay window and direct access to the garden. There is also a versatile dining room/playroom with a skylight, a kitchen/breakfast room with solid oak units (also featuring a skylight and side access), and a cloakroom with shower. A useful front entrance porch provides an ideal space for coats, shoes and everyday storage.

## Continued Text & Garden:

On the first floor, there are three well-proportioned bedrooms and a family bathroom. The principal bedroom enjoys a private balcony with attractive tree-lined views, while the second bedroom/sitting room has direct access to the rear patio terrace. The fourth bedroom and a useful study/office area are located on the second floor, offering excellent flexibility.

The rear garden is beautifully maintained and thoughtfully terraced, featuring a full-width patio and several tiered, level lawned areas. A pathway leads up to the front door, where a further levelled front garden provides additional outdoor space. Offering a good degree of privacy and a pleasant outlook, it is an ideal space for outdoor dining, entertaining or simply relaxing with family. Furthermore, there are solar panels located on the roof.

## Services & Directions:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Mains: Gas, electric, water, and drainage (as advised by our vendor)

Chichester District Council - Council Tax Band: F (£3553.04)

EPC Rating: C

SATNAV: **GU27 3RF**

/// what3words: entry.crossings.pizzeria

## 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.

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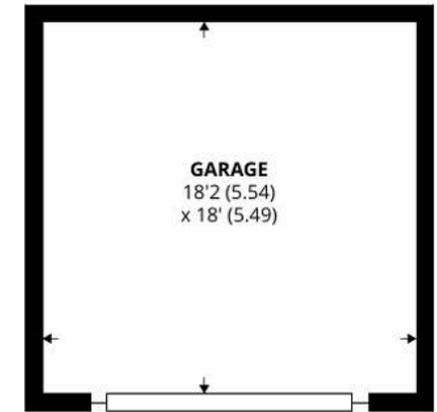
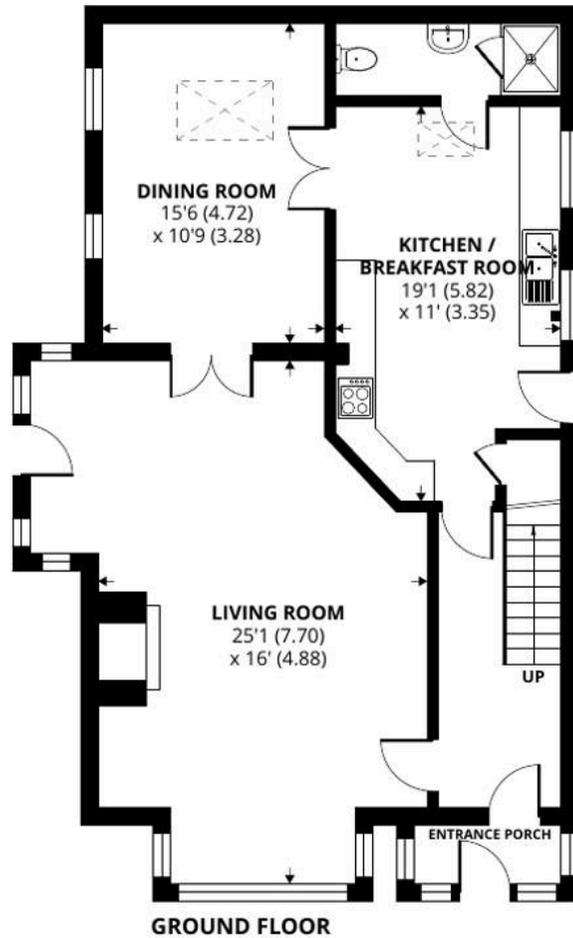








Denotes restricted head height



## Marley Lane, Haslemere, GU27

Approximate Area = 1782 sq ft / 165.5 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Garage = 327 sq ft / 30.3 sq m

Total = 2129 sq ft / 197.6 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). © ntechcom 2025. Produced for Henry Adams. REF: 1383869



## Henry Adams - Haslemere

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