



52 Marley Combe Road, Haslemere - GU27 3SW

Guide Price **£950,000** Freehold



Fantastic four bedroom detached family home with plenty of space to extend situated in a very private position with direct access to Marley Common.

- Fantastic Tiered Woodland Garden
- Two Reception Rooms
- Kitchen/Dining Room
- Utility Room
- Downstairs Cloakroom
- Four Generous Bedrooms
- Bathroom & Separate Shower Room
- Ample Parking
- Plenty Of Space To Extend (subject to planning)
- Direct Access From Garden To Marley Common

Tucked away up a long tarmac driveway off Marley Combe Road, in a very secluded setting with direct access to Marley Common, this four bedroom detached family home offers generous size accommodation as well as providing space to grow.

On the ground floor off the entrance hall is a double-aspect sitting room with wood burner, this is complimented by a large kitchen/dining room at the back of the house with a bay window with window seat enjoying views up the garden. Off the kitchen is a further hallway with door to the garden as well as providing access to a separate study/snug at the front of the house and a utility room and separate cloakroom to the rear. Upstairs off a light and airy landing there are four generous double bedrooms, a large bathroom (with bath and shower cubicle) and a separate shower room.

Outside the long tarmac driveway turns in front of the house and provides ample parking and there is gated access to both sides leading to the rear garden. There is a level area of garden to the side of the house and from there the garden runs the hill toward Marley Common at the top where there are great views to the front and direct access to the common at the rear. The garden also benefits from a summer house with power (used as a home office in the warmer months), an original brick built outhouse with outside loo and power and a further timber outbuilding which with a bit of work could serve as another great home office.

Services:

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

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

Chichester District Council - Council Tax Band 2026/27: E (£3,006.43)

EPC Rating: C

Directions:

SATNAV: **GU27 3SW**

what3words: ///towel.defensive.bunk

Location:

Camelsdale is an extremely sought-after area being within the catchment area of the very popular Camelsdale Primary School, whilst bordering Marley Common and miles of stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking, running, cycling and riding opportunities amongst The Surrey Hills National Landscape and South Downs National Park beyond. Haslemere is a charming, historic market town on the southern fringes of Surrey with a vibrant range of independent shops, restaurants and cafes as well as a Tesco, Waitrose and M&S Food Hall. There are excellent road links to London and the south coast whilst the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are highly regarded schools for all ages as well as leisure and cultural facilities including The Haslemere Leisure Centre, Haslemere Halls and Haslemere Educational Museum.

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Approximate Area = 1545 sq ft / 143.5 sq m

Outbuildings = 146 sq ft / 13.5 sq m

Total = 1691 sq ft / 157 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 2026.
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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.