

Mara House
Marley Common, Haslemere, West Sussex





A beautifully presented family home in a **prime, private position** on the edge of Haslemere town.

Summary of accommodation

Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom | Lift

Principal bedroom with en suite bathroom | Three further bedrooms | Two further bathrooms | Lift

Top floor annexe flat: Bedroom | Sitting room | Kitchenette | Bathroom

Stables: Four loose boxes | Tack room | Feed room | WC

Garage: Two car bays | Machinery store | Greenhouse | Field shelter

Sun terraces | Formal lawns

Planning consent to extend on ground and first floors - SDNP/22/04919/HOUS

Gardens and grounds

In all approximately 2.95 acres

Distances

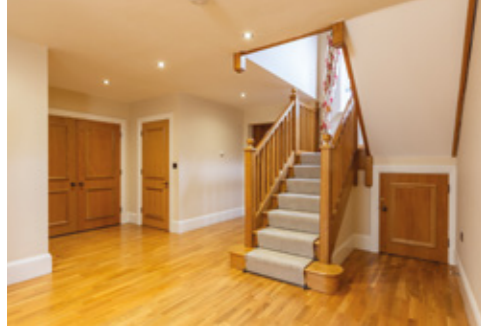
Haslemere mainline station 1.8 miles (London Waterloo 56 minutes), Haslemere high street 2 miles, Guildford 17 miles, London 48 miles

(All distances and times are approximate)



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Services

We are advised by our client that the property has mains water, electricity, LPG fired central heating and private drainage.

Directions (GU27 3PT)

What3words: picnic.doses.novelist – takes you to the head of the driveway.

Viewings

All viewings are strictly by prior appointment with Knight Frank.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

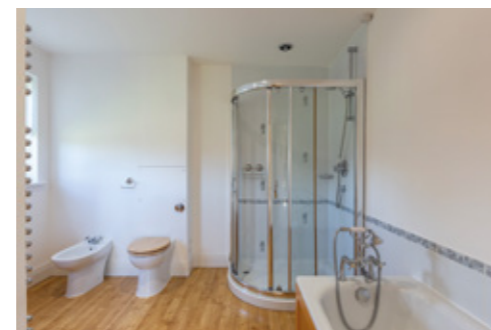
Property information

Tenure: Freehold

Local Authority: Chichester District Council and South Downs National Park Authority

Council Tax: Band H

EPC Rating: D



Existing Floor plan

Approximate Gross Internal Floor Area

3270 sq ft / 303.8 sq m

Outbuildings: 1233 sq ft / 114.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Proposed Floor plan & Elevations

Approximate Gross Internal Floor Area

4198 sq ft / 390 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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