

Marley Manor

Marley Common, Surrey



Knight
Frank





Marley Manor

Marley Common, Haslemere, Surrey

Haslemere 2.3 miles, Godalming 11.8 miles, Guildford 18.1 miles, London 48.2 miles
(All mileages are approximate)

A superb and substantial country house set on the edge of Marley Common with outstanding views over the Milland Valley, Cowdray Estate and South Downs.

Marley Manor

Ground Floor: Entrance hall | Sitting room | Dining room | Family room | WC | Kitchen/breakfast room | Utility room | Boiler house | WC Vestibule | Gym/games room | Indoor swimming pool | Sauna | Changing rooms | Shower room | WC | Pump room

First Floor: Master bedroom suite with dressing room and balcony | Four further bedrooms (all en suite) | Study

Second Floor: Two loft rooms one with kitchenette | Shower room

Annexe

Kitchen/sitting room | Two bedrooms | Shower room

Outside

Triple garage | Tennis court | Three tractor sheds | Four stables and tack room | Two bay car port | Two field shelters | Greenhouse

Mara House

Ground Floor: Entrance hall | Kitchen/breakfast room | Sitting room | Utility room | WC

First Floor: Four bedrooms | Three bathrooms (two en suite)

Second Floor: Bedroom | Sitting room | Kitchenette | Bathroom

In all about 9.4 acres

Haslemere

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Situation

Marley Manor is conveniently located in a private and peaceful setting on the Surrey / West Sussex borders, accessed off Marley Lane and down a private road. To the south is Cognor Wood whilst to the east is Marley Common which is National Trust land. Haslemere itself offers excellent shopping facilities for day to day needs, a tennis club, The Haslemere Leisure Centre and a mainline train station, with services to London Waterloo taking approximately 47 minutes. More comprehensive shopping facilities are available in the towns of Guildford and Godalming.

Schools

The surrounding area has an excellent choice of schools, notably St Edmund's, Amesbury, The Royal Junior School in Hindhead and St Ive's, the Royal Senior School in Haslemere, Churcher's College and Bedales in Petersfield, Guildford High School and Royal Grammar School in Guildford.

Communications

Being just 40 miles from central London, the area has excellent communications links both by rail and road, with the A3 at Hindhead providing access to the South Coast, the M25, central London and both Heathrow and Gatwick airports.

Amenities

Racing: Goodwood.

Polo: Cowdray Park.

Golf courses: The area also features a number of excellent golf courses including Old Thorns and Liphook at Liphook, Cowdray golf course at Midhurst, Hankley Park at Tilford and Hindhead Golf Club between Hindhead and Churt.

Sailing: Can be enjoyed at Chichester Harbour, Port Solent and Frensham Ponds.

Walking: The area also has the benefit of being surrounded by beautiful areas of Lynchmere Common and Marley Common from the doorstep providing sensational views over Surrey and West Sussex.





Marley Manor

Marley Manor is a substantial country estate which sits in about 9.4 acres of flat, sandy ground with spectacular 180 degree south-facing views stretching for 15 miles into the horizon and offering stunning sunrises and sunsets.

There are up to 14 bedrooms across three well maintained luxury properties, Marley Manor, the annexe and Mara House. The property has a superb indoor swimming pool/leisure complex, floodlit tennis court and considerable outbuildings which include excellent equine facilities for up to 6 horses/ponies. The area is very quiet with no traffic/rail noise and no light pollution.



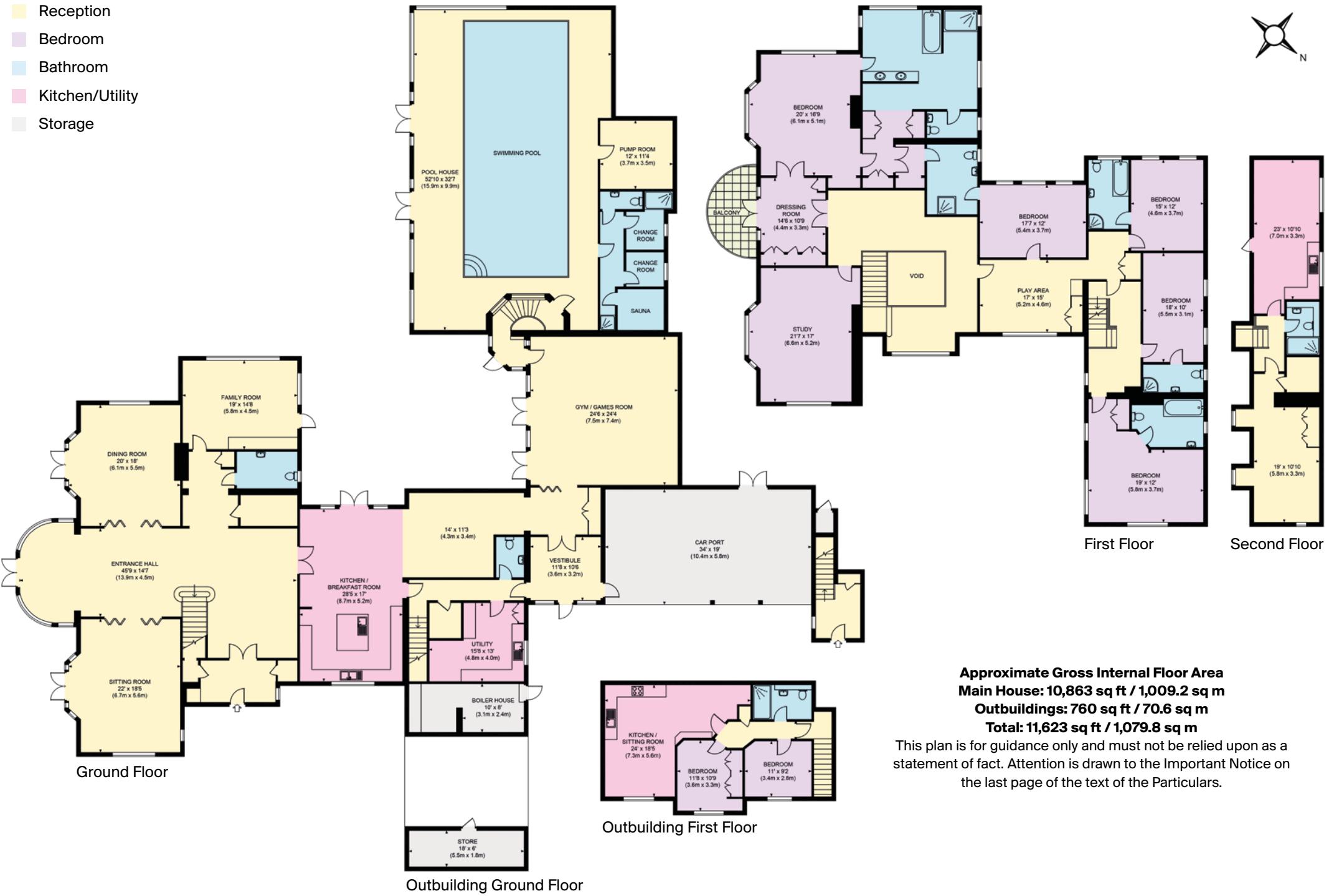








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



Approximate Gross Internal Floor Area
Main House: 10,863 sq ft / 1,009.2 sq m
Outbuildings: 760 sq ft / 70.6 sq m
Total: 11,623 sq ft / 1,079.8 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.



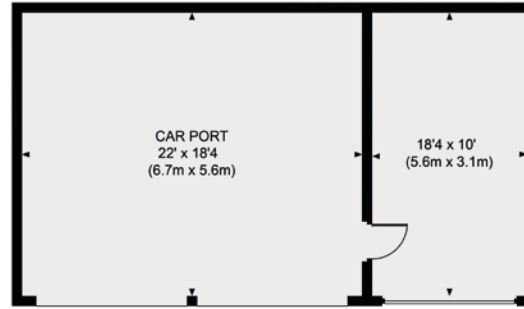
Mara House



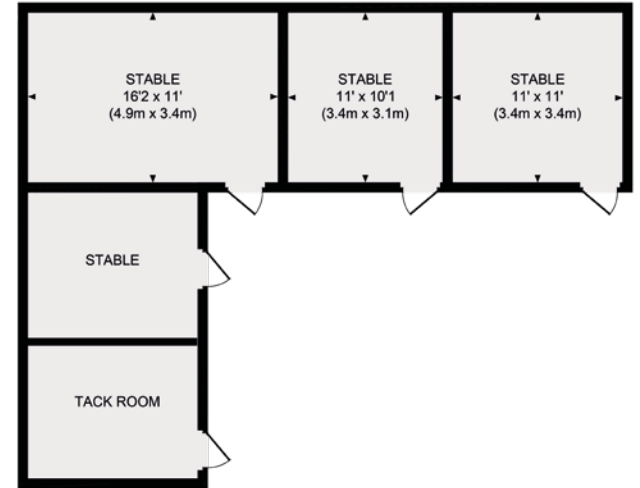
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

Approximate Gross Internal Floor Area
Mara House: 3,270 sq ft / 303.8 sq m
Outbuildings: 1,233 sq ft / 114.5 sq m
Total: 4,503 sq ft / 418.3 sq m

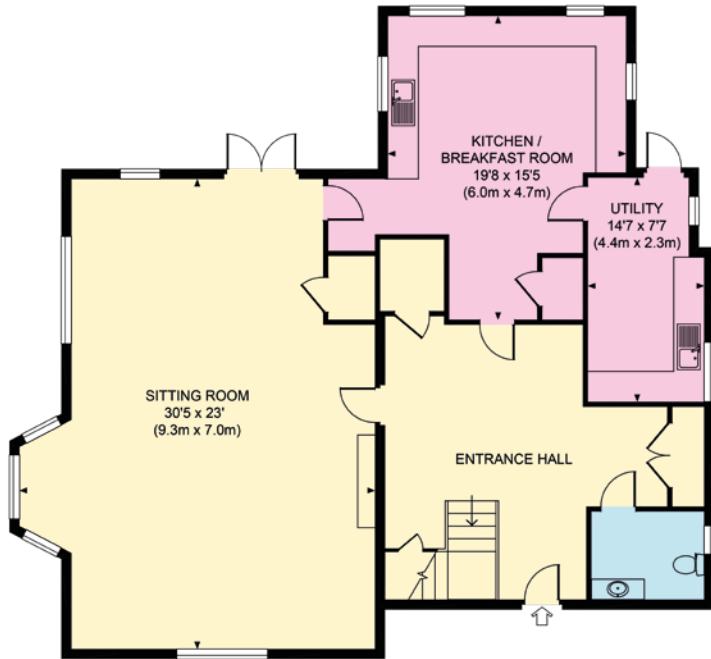
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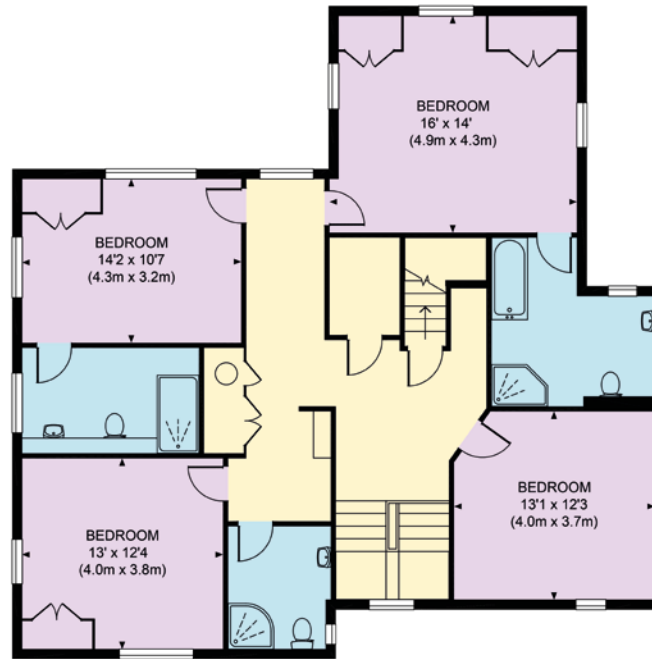
Outbuilding 1



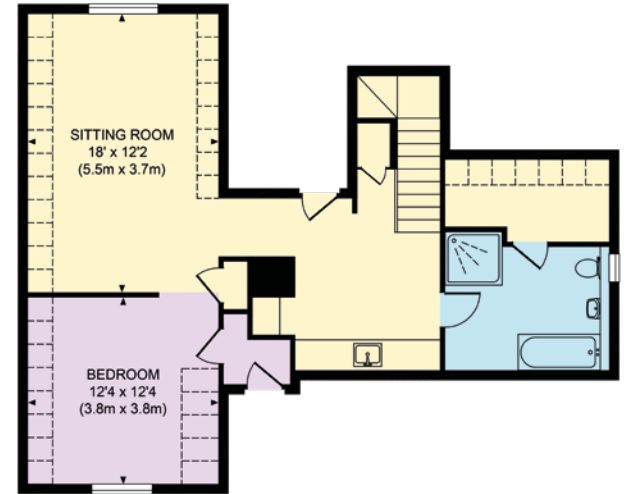
Outbuilding 2



Ground Floor



First Floor



Second Floor





Gardens & Grounds

The gardens are mature, all deer-fenced and a number of designated seating areas are scattered around to fully enjoy the views.









Services

We are advised by our clients that the property has mains water and electricity, private drainage and oil fired central heating. Underfloor heating in kitchen & pool changing rooms. Photo-Voltaic panels for both houses that currently produce (roughly £3,000 income/electricity per annum and have 15-16 years of max government tariff reimbursement left (i.e. 50p rebate per kw). Oil fuelled generator which can run both properties.

Local Authority

Chichester District Council
Tel: 01243 785166

Energy Performance Certificate

Marley Manor - Band D
Mara House - Band D

Directions - GU27 3PT

From Haslemere High Street, head south on the A286 towards Midhurst. Follow this road for about 1 mile, after which turn right into Camelsdale Road (A287). Follow this road for about 0.8 miles, after which turn left into Marley Lane and continue up Marley Lane for 0.6 miles. Turn right at green sign and continue on the lane whilst following signs for Marley Manor and Mara House. After around 100 yards the entrance to Mara House is on your right-hand side, continue onto the next set of entrance gates which is Marley Manor's main entrance.

Viewing

All viewings are strictly by prior appointment only with the agent.

Agents' Note

Please note that the garaging at Marley Manor is equipped with an electric vehicle charging point.



Connecting people & property, perfectly.

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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