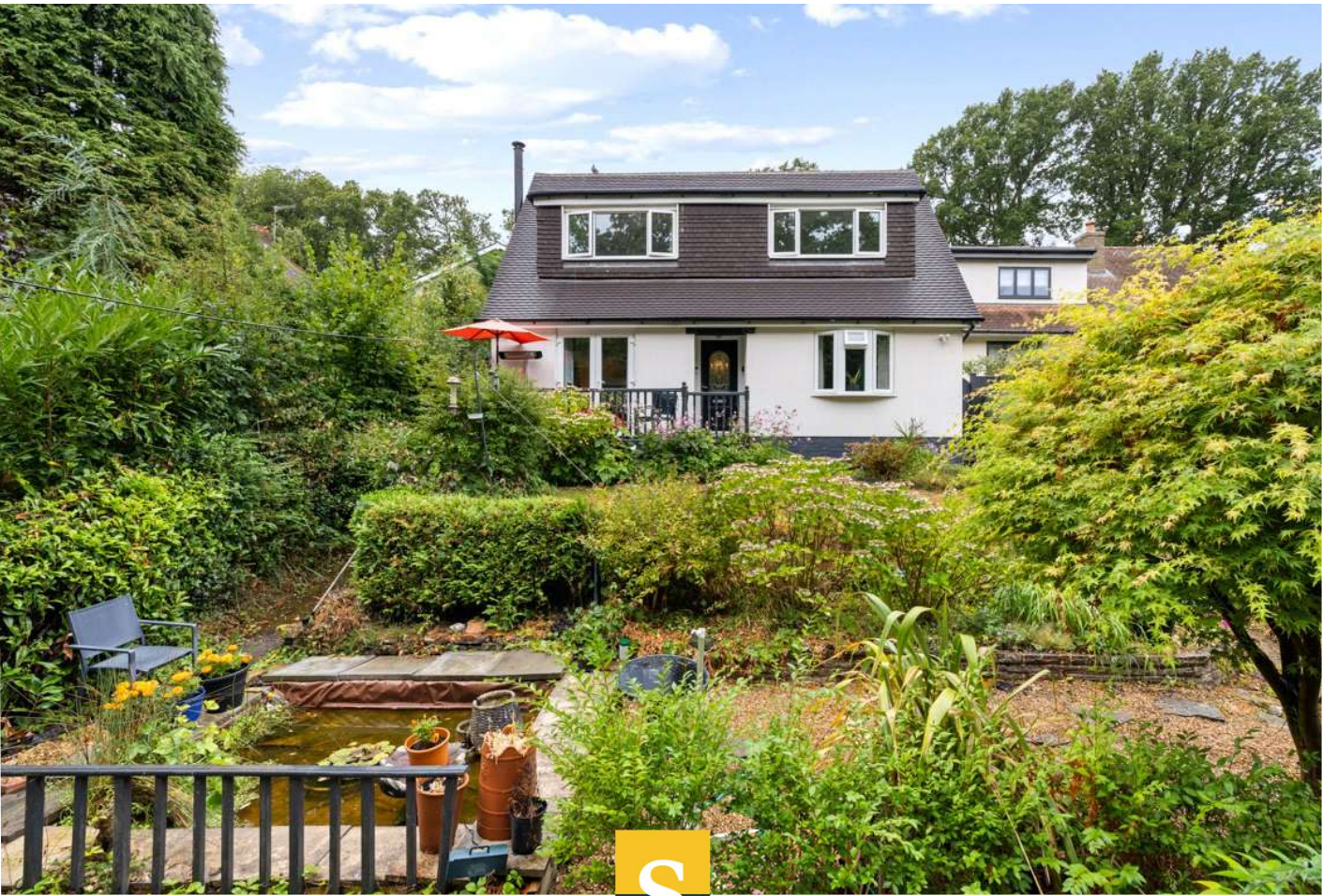
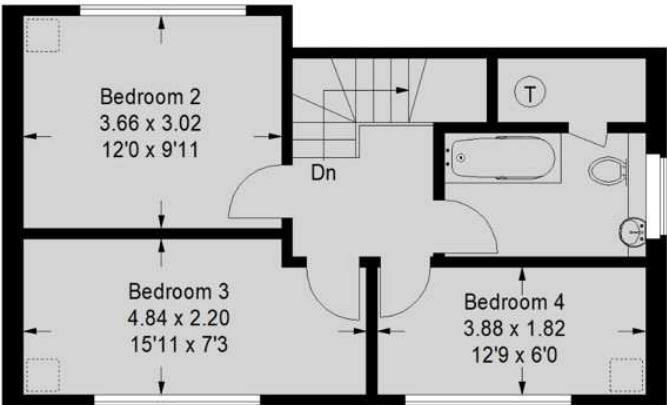




Glenrae, Marley Lane, Haslemere, Surrey, GU27 3RG

£775,000 Freehold

A four bedroom detached house situated in an elevated position with delightful leafy views. The property enjoys the best of both worlds being on the doorstep of Marley Common National Trust land yet only 1.2 miles from Haslemere Train Station.



First Floor

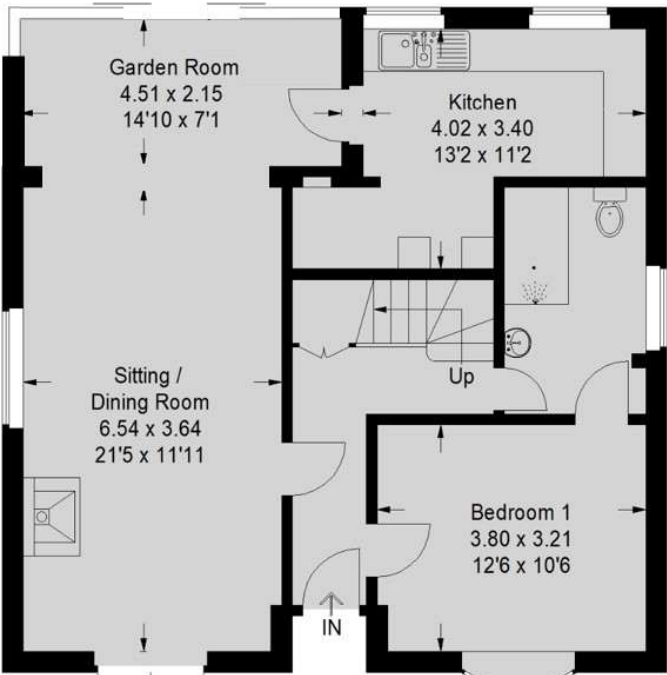
Marley Lane, Haslemere

Approximate Gross Internal Area
Ground Floor = 77.5 sq m / 834 sq ft
First Floor = 44 sq m / 474 sq ft
Garage = 28.4 sq m / 306 sq ft
Total = 149.9 sq m / 1614 sq ft

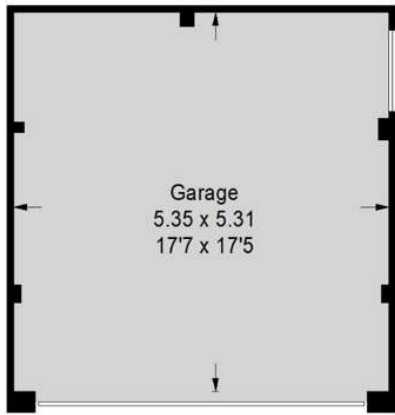
= Reduced headroom below 1.5 m / 5'0



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
4	2	D	1308	1.2	Band F	N/A	N/A

Services - The property has mains water, electricity, Heat Pump central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £2,750 PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 35A High Street, Haslemere, Surrey, GU27 2JY.



Seymours

Your property partner for life

This family home has been well looked after and is being sold for the first time in over 30 years. Set within a wonderfully leafy and established garden on the sought-after Marley Lane, Glen Rae is an attractive four-bedroom detached home offering flexible accommodation, excellent entertaining space and delightful views across the surrounding woodland. With approximately 1,308 sq ft of living accommodation arranged over two floors, together with a substantial detached double garage, this is a home that combines comfortable family living with a particularly appealing outdoor setting.

The front door opens into a welcoming entrance hall, providing access to the principal ground-floor rooms. To the front is a well-proportioned double bedroom, featuring attractive wood-effect flooring, fitted mirrored wardrobes and a bay window overlooking the garden. Its ground-floor position offers excellent versatility, whether used as a principal bedroom, guest accommodation or additional reception space. A contemporary shower room, complete with a walk-in shower, fitted vanity storage and contrasting tiling, serves this level.

The heart of the home is undoubtedly the impressive 21ft sitting/dining room. Beautifully proportioned and enjoying windows to two aspects, this inviting reception space features attractive wooden flooring and a wood-burning stove set within a recessed fireplace, complemented by a substantial timber mantel and slate hearth. There is ample space for comfortable seating and entertaining, while glazed double doors open directly onto a decked balcony, providing a wonderful spot to relax and enjoy the surrounding greenery.

Flowing naturally from the sitting room is the particularly appealing addition of a garden room with tiled flooring, recessed lighting and extensive glazing that draws in plenty of natural light. Currently arranged as a dining area, this versatile space enjoys a lovely connection with the garden, with wide sliding glazed doors opening onto a sheltered stone-paved courtyard, ideal for alfresco dining.

Positioned alongside is the separate kitchen, fitted with a contemporary range of white gloss cabinetry, contrasting dark work surfaces and distinctive blue tiled splashbacks. Integrated cooking appliances, ample storage and practical preparation space combine to create a functional and well-organised kitchen, while windows provide natural light and views towards the garden.

Stairs rise to the first-floor landing, where three further bedrooms provide flexible accommodation for family life. Bedroom two is a comfortable double room with a broad window framing attractive leafy views, while bedroom three is another well-proportioned room, currently arranged as a combined nursery and home office, demonstrating the versatility of the accommodation. The fourth bedroom would make an ideal child's room, dressing room or dedicated study.

Completing the first floor is a family bathroom, fitted with a bath and shower over, contemporary white sanitaryware, useful built-in storage and striking blue mosaic tiling.



Outside, the gardens are a particular highlight of Glen Rae. Benefitting from an uninterrupted aspect enjoying the sun all day, they are beautifully established and arranged over a series of terraces and lawned levels, they offer an appealing combination of colourful planting, mature shrubs, specimen trees and peaceful seating areas. The sitting room balcony provides a superb vantage point from which to enjoy the woodland outlook, while a separate paved courtyard beside the garden room creates a more sheltered setting for outdoor dining.

Further into the garden, pathways meander between established planting and lawned areas, leading to additional decked seating and entertaining spaces. A charming ornamental pond adds another point of interest, while the mature boundaries and surrounding trees create a wonderful sense of seclusion. To the front of the property there is a decked sun terrace, further flower beds and a private paved driveway with a substantial detached double garage measuring approximately 17ft 7in x 17ft 5in, providing excellent parking with an EV charging point, or storage space.

Marley Lane enjoys a desirable position on the outskirts of Haslemere, combining a peaceful, semi-rural atmosphere with convenient access to the town's amenities. Haslemere offers an excellent selection of independent shops, cafés, restaurants and supermarkets, together with well-regarded schools and a mainline railway station just 1.2 miles away providing direct services to London Waterloo. The surrounding area is renowned for its beautiful countryside, with numerous walking routes, National Trust landscapes and the South Downs National Park all within easy reach.

