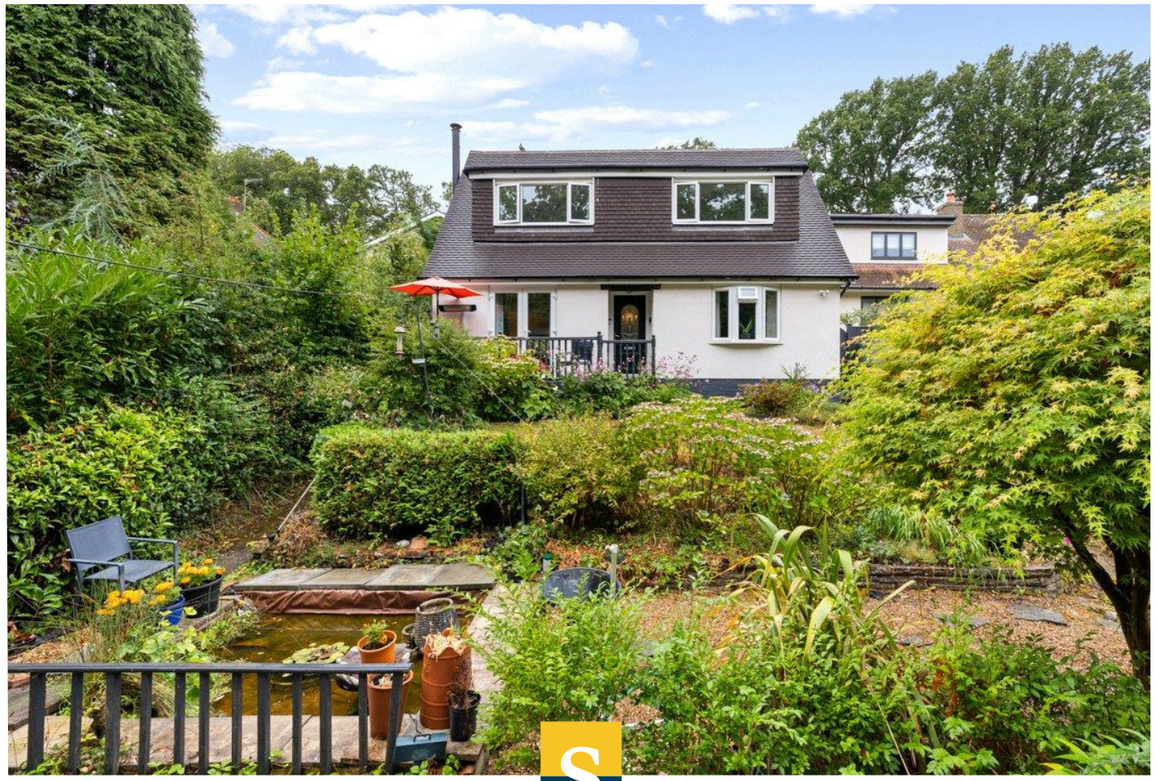
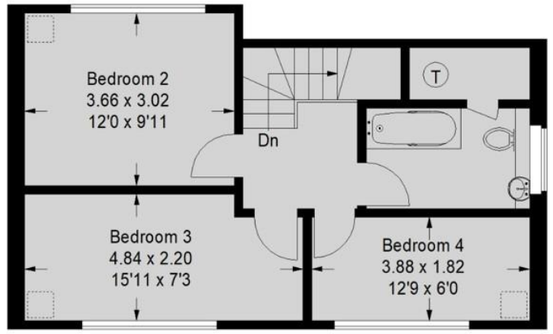
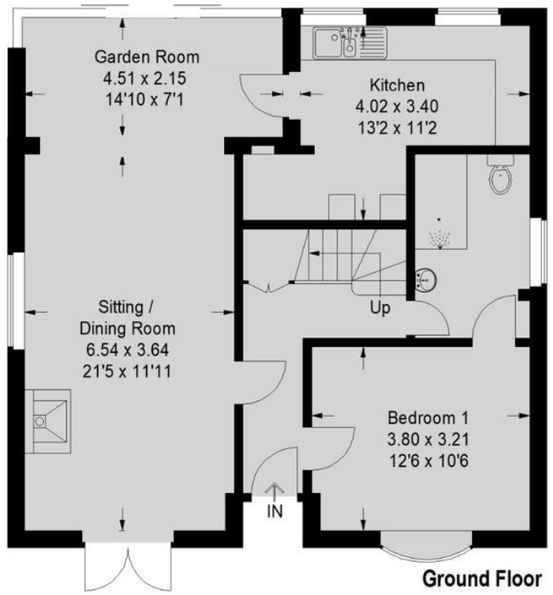
Seymours





First Floor



Ground Floor

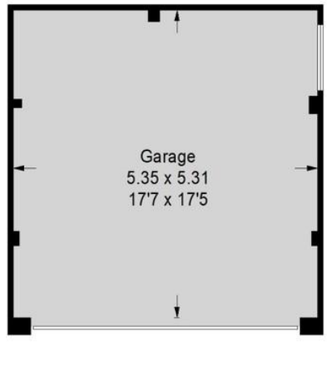
Marley Lane, Haslemere

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.



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

£775,000 Freehold

An attractive four-bedroom detached family home occupying an elevated position within a sought-after no-through road, enjoying delightful leafy views, beautifully established gardens extending to approximately 0.2 acres and a detached double garage. Perfectly positioned on the doorstep of National Trust-owned Marley Common, yet just 1.2 miles from Haslemere mainline station, Glenrae offers an enviable balance of peaceful, semi-rural living and everyday convenience. Offered for sale for the first time in almost 40 years, an early viewing is highly recommended.





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

Lovingly maintained by the same owners for almost four decades, Glenrae is an appealing and individual family home set within wonderfully mature gardens in one of Haslemere's most desirable residential locations. Offering generously proportioned and versatile accommodation arranged over two floors, the property combines comfortable family living with excellent entertaining spaces, attractive woodland views and a particularly charming open garden setting.

The front door opens into a welcoming entrance hall, providing access to the principal ground floor accommodation. Undoubtedly one of the highlights of the home is the impressive 21ft sitting/dining room. Beautifully proportioned and enjoying a dual aspect, this inviting reception space features attractive wooden flooring and a characterful multi-fuel stove set within a recessed fireplace, complemented by a substantial timber mantel and slate hearth. There is ample room for comfortable seating and entertaining, whilst glazed double doors open onto a delightful front-facing decked balcony, providing the perfect spot to sit back, relax and appreciate the surrounding greenery.

Flowing naturally from the sitting room is the wonderful addition of a light-filled garden room, creating a seamless connection between the house and its beautiful outdoor surroundings. With tiled flooring, recessed lighting and extensive glazing, this particularly appealing space is currently arranged as a dining area and enjoys lovely views towards its gardens. Wide sliding glazed doors open directly onto a sheltered stone-paved courtyard, providing an ideal setting for alfresco dining and summer entertaining.

Adjoining the garden room is a separate, well-appointed kitchen, fitted with a contemporary range of white gloss cabinetry, contrasting dark work surfaces and distinctive blue tiled splashbacks. Integrated cooking appliances, generous storage and ample preparation space combine to create a practical and well-organised kitchen, whilst windows allow natural light to fill the room and provide pleasant views towards the garden.

Positioned to the front is a generously proportioned double bedroom featuring attractive wood-effect flooring, fitted mirrored wardrobes and a bay window framing delightful leafy views. Its ground floor position offers excellent flexibility, whether used as a principal bedroom, guest suite or additional reception room. An adjoining contemporary shower room, complete with a walk-in shower, fitted vanity storage and contrasting tiling, benefits from access both from the bedroom and entrance hall, allowing it to serve equally well as a guest cloakroom.

Stairs rise to the first floor, where three further bedrooms provide comfortable and adaptable accommodation for family life. Bedroom two is a generous double room with a broad window framing attractive leafy views, whilst bedroom three is another well-proportioned room, currently arranged as a combined nursery and home office, illustrating the flexibility on offer. The fourth bedroom would be equally well suited as a child's bedroom, 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.

The gardens are a truly special feature of Glenrae and provide a wonderful complement to the house. Extending to approximately 0.2 acres, the beautifully established grounds enjoy a wonderfully sunny, uninterrupted aspect and have been thoughtfully arranged across a series of terraces and lawned levels, creating an enchanting outdoor environment with an abundance of colour, character and interest.



Mature shrubs, specimen trees and well-stocked planting beds provide a delightful backdrop, whilst a choice of seating areas and decked terraces offer plenty of opportunities for outdoor dining, entertaining or simply enjoying the peaceful surroundings. A charming ornamental pond adds further interest, and the mature boundaries create a lovely sense of privacy and seclusion. As the garden rises, further lawned areas and established planting lead towards its upper reaches, where at the high point further attractive views can be enjoyed across neighbouring private fields towards Marley Common. The combination of mature greenery, varied levels and peaceful outlook makes this a garden to be enjoyed throughout the seasons. To the front, a private paved driveway provides off-road parking and access to a substantial detached double garage, measuring approximately 17ft x 17ft. An electric vehicle charging point provides additional everyday convenience.

Marley Lane is a highly regarded no-through road occupying a delightful position on the outskirts of Haslemere, where peaceful, leafy surroundings meet the convenience of excellent local amenities. One of the property's greatest attractions is its immediate proximity to Marley Common, an extensive area of National Trust-owned countryside offering beautiful woodland walks and an abundance of natural scenery virtually from the doorstep. The surrounding countryside is equally impressive, with numerous footpaths, bridleways and picturesque walking routes to explore, whilst the wider landscapes of the Surrey Hills and South Downs National Park are also readily accessible. Haslemere town centre is within easy reach, offering an excellent selection of independent shops, cafés, restaurants, supermarkets and everyday amenities, together with a choice of well-regarded schools. Haslemere's mainline railway station is just 1.2 miles away, providing direct services to London Waterloo, making the location particularly appealing to commuters. Combining a sought-after location, versatile family accommodation, beautifully established gardens and a wonderful connection with the surrounding countryside, Glenrae represents a rare opportunity to acquire a much-loved home in an exceptionally appealing setting.









