



14 MARLEY COMBE ROAD

HASLEMERE • WEST SUSSEX

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HASLEMERE, WEST SUSSEX, GU27 3SW

Set back behind a gated gravel driveway and surrounded by mature greenery, the property combines generous family living space with a particularly convenient position on this popular side of Haslemere.

Occupying an attractive position on one of the area's sought-after residential roads, this substantial five-bedroom detached family home offers beautifully presented and highly versatile accommodation extending to approximately 1,837 sq ft, together with a detached double garage of approximately 356 sq ft.

The house has an appealing traditional appearance, with tile-hung elevations and a mature, established setting creating an attractive first impression. The generous gravel driveway provides ample off-road parking and leads to the detached double garage. Of particular note, the garage offers excellent additional potential, with its size and separation from the main house making it ideal for those requiring a substantial workshop, home office or studio, or potentially conversion to ancillary accommodation, subject to the necessary planning consents.

Steps lead up through the established front garden to the covered entrance and front door. Inside, the entrance hall provides access to the principal ground-floor rooms, together with a cloakroom and staircase rising to the upper floors.

The sitting room is a wonderfully comfortable and generously proportioned reception space, extending to over 20 ft in length. Warm wooden flooring runs throughout and a fireplace provides an attractive focal point, while the broad bay window draws in plenty of natural light. The room offers ample space for a variety of seating arrangements, making it equally well suited to everyday family life or entertaining.

Alongside is the impressive kitchen and dining room, which forms the sociable heart of the home.

The kitchen has been stylishly updated with an excellent range of contemporary cabinetry, solid work surfaces, a central island, traditional butler-style sink and an Aga-style range cooker. The adjoining dining area is particularly spacious and features exposed ceiling beams, with plenty of room for a large dining table.

A wide bank of bi-folding doors opens directly from the dining area onto the rear terrace, creating a seamless connection between the house and garden and making this a particularly appealing space during the warmer months. The terrace provides an excellent setting for outdoor dining and entertaining while enjoying a good degree of privacy.

The first floor is arranged around a central landing and provides four bedrooms. The principal bedroom is a generous double room with an attractive outlook and its own contemporary en-suite shower room. Three further well-proportioned bedrooms offer excellent flexibility for children, guests or home working and are served by a stylish family bathroom finished with modern grey tiling and a contemporary suite.

A further staircase rises to the second floor, where the accommodation continues with a fifth bedroom and adjoining dressing room, creating an excellent guest or teenager's suite away from the main bedrooms. Also on this level is a separate laundry room, while useful eaves and additional storage areas further enhance the practicality of the house.



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ACCOMMODATION & SPECIFICATION

Substantial five-bedroom detached family home | Approximately 1,837 sq ft of versatile accommodation

Sought-after Marley Combe Road location | Spacious sitting room with log-burning stove

Impressive open-plan kitchen and dining room | Principal bedroom with contemporary en-suite

Flexible second-floor bedroom with dressing room | Secluded tiered gardens with sunny entertaining terrace

Gated gravel driveway with ample parking | Detached double garage with excellent conversion potential (STPP)





OUTSIDE & LOCATION

Outside, the gardens provide an attractive and secluded backdrop to the property. Immediately adjoining the house is a sunny paved terrace, ideal for outdoor dining, barbecues and entertaining. Steps rise through the garden to level lawned areas, with mature planting, established hedging and trees providing privacy and a wonderfully leafy outlook. The tiered arrangement creates distinct areas for adults and children, with plenty of space for play equipment while remaining relatively easy to maintain.

To the front, the gated gravel driveway provides extensive parking and access to the detached double garage, while established hedging gives the property a pleasing sense of privacy from the road.

Marley Combe Road is ideally positioned for enjoying both Haslemere and the surrounding countryside. Haslemere mainline station is within approximately a 20-minute walk and provides regular services towards London Waterloo and the South Coast, while the A3 is readily accessible for those travelling by road. Camelsdale Primary School is conveniently close by, together with useful local amenities including a shop, garage and public house.

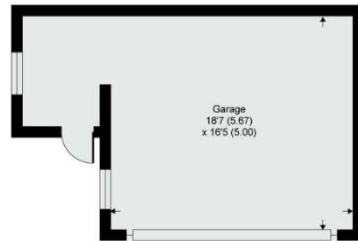
For those who enjoy the outdoors, the location is particularly appealing, with Marley Common and extensive surrounding countryside close at hand, providing miles of wonderful walking and recreational opportunities. The combination of substantial accommodation, excellent parking, a detached double garage, secluded gardens and convenient access to Haslemere makes this a superb and highly adaptable family home.

SERVICES & LOCAL AUTHORITY

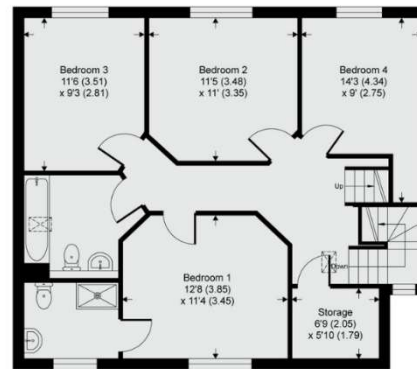
Tenure	Freehold
EPC Rating	D
Council Tax Rating	Band E
Local Authority	Chichester District Council
Services	Mains water, drainage and gas-fired central heating to the radiators.

Marley Combe Road, GU27

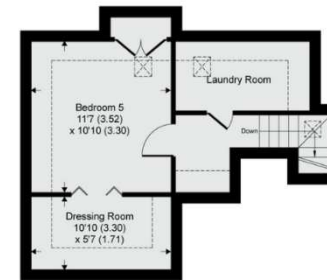
Approximate Gross Internal Area = 170.6 sq m / 1837 sq ft
 Approximate Garage Internal Area = 33 sq m / 356 sq ft
 Approximate Total Internal Area = 203.6 sq m / 2193 sq ft



Ground Floor



First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright House View Media. 2026 - Produced for Seymours





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