

Merehanger
Marley Lane



Strutt
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4,714 sq ft (438 sq m) | Freehold
5 bedrooms | 4 reception rooms
2 bathrooms | Double garage

Guide price £2,000,000

A handsome and beautifully proportioned period country house, occupying a secluded and highly desirable rural setting, with elegant accommodation, mature gardens and direct access to National Trust countryside.

Set within beautifully established grounds and approached via a gravel driveway, Merehanger is an impressive period residence of considerable charm and character. Occupying a private position surrounded by mature trees and landscaped gardens, the property combines charming character with versatile family accommodation, all within easy reach of Haslemere's excellent amenities.

The welcoming reception hall, with original timber flooring, provides an elegant introduction to the house and leads to a series of well-proportioned reception rooms. The sitting room enjoys a delightful view across the gardens and offers an abundance of natural light, and is complemented by the formal dining room, providing an ideal space for family gatherings. A further reception room offers excellent flexibility and would lend itself equally well as a study, playroom or snug.

At the heart of the home is the superb kitchen/breakfast room with generous work surfaces and a central island. Designed with both family life and entertaining in mind, the space flows seamlessly into a vaulted garden room. This exceptional room provides a wonderful setting for dining and relaxation throughout the year, with views and direct access to the terrace and gardens beyond.

The bedroom accommodation is arranged over the first and second floors and is both generous and adaptable. The principal suite benefits from a dressing room and contemporary styled en suite bathroom, while the remaining bedrooms are well served by the family bathroom. The layout offers excellent flexibility for guests, home working or multi-generational living.

The gardens and grounds are a particular feature of the property, extending predominantly to lawn and framed by established planting, mature trees and a woodland backdrop. A broad terrace adjoining the house provides an ideal setting for outdoor entertaining and al fresco dining. The grounds enjoy a high degree of privacy and benefit from direct access onto adjoining National Trust land.

Location

Merehanger occupies an enviable position on Marley Lane, close to the hamlet of Kingsley Green, on the borders of Surrey, West Sussex and Hampshire. Surrounded by protected countryside within the Surrey Hills National Landscape, the property enjoys immediate access to extensive National Trust land and a wealth of walking and riding opportunities. Despite its wonderfully rural setting, Merehanger is situated just two miles from Haslemere, one of the areas most desirable market towns. Renowned for its excellent schools, mainline railway station and attractive High Street, Haslemere provides a comprehensive range of day-to-day amenities including independent shops, cafés, restaurants, public houses, churches and a museum.

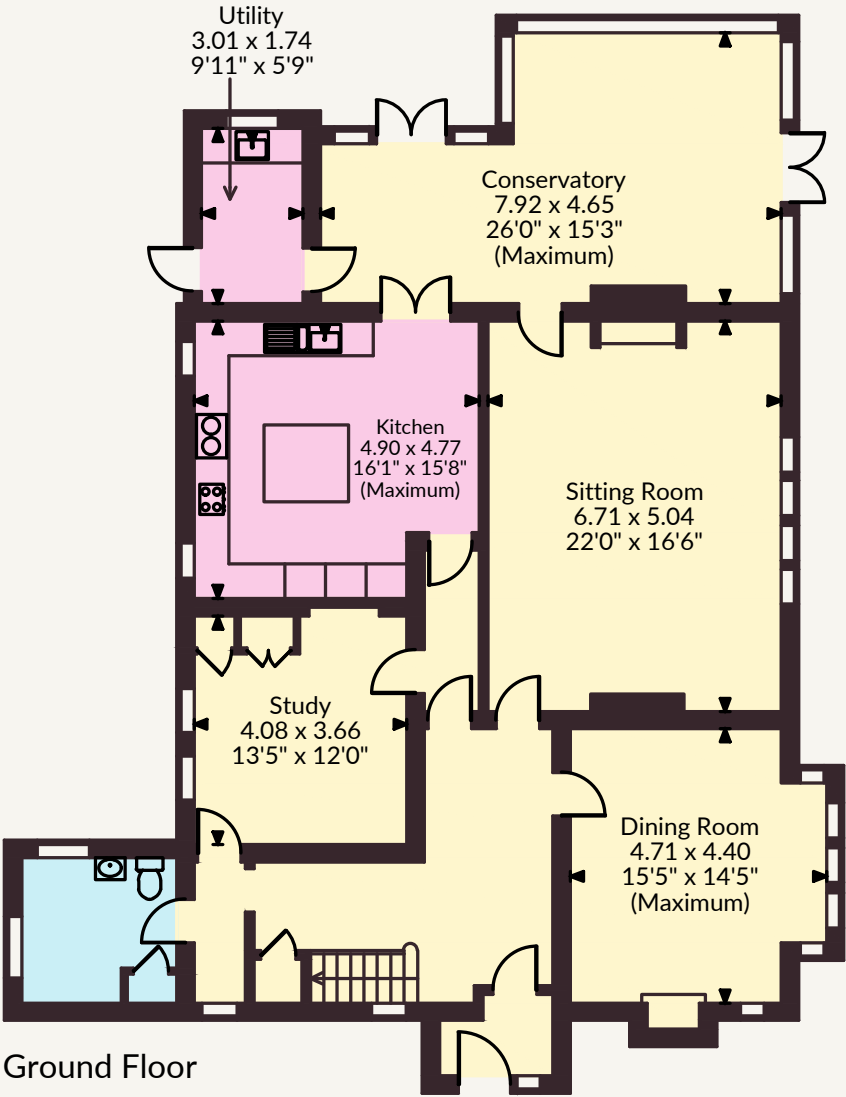
More extensive shopping, leisure and cultural facilities can be found in Guildford and Chichester, while the A286 and nearby A3 provide excellent road connections to London, the south coast and the wider motorway network. The area is particularly well regarded for its recreational opportunities, including golf at a number of respected local clubs, polo at Cowdray Park, motor racing and aviation at Goodwood, and sailing at Chichester Harbour. The surrounding countryside, including Blackdown and the Devil’s Punch Bowl, offers exceptional opportunities for walking, riding and enjoying the natural beauty of the area.

General

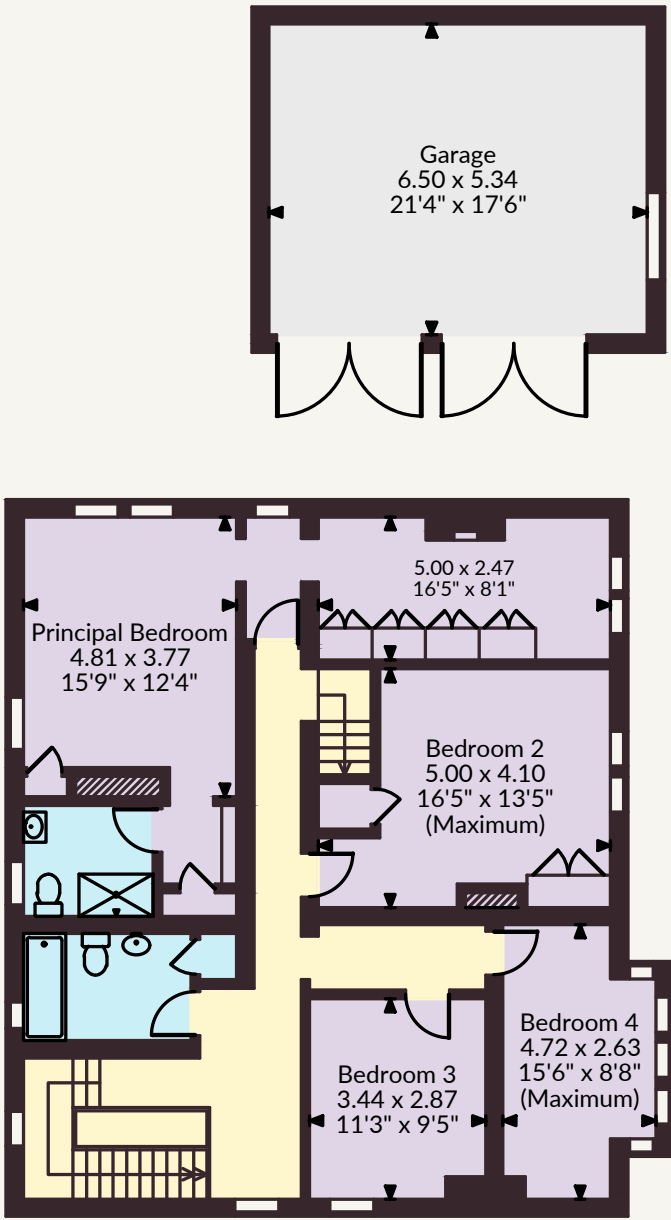
Local Authority: Chichester District Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band H
EPC Rating: E
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



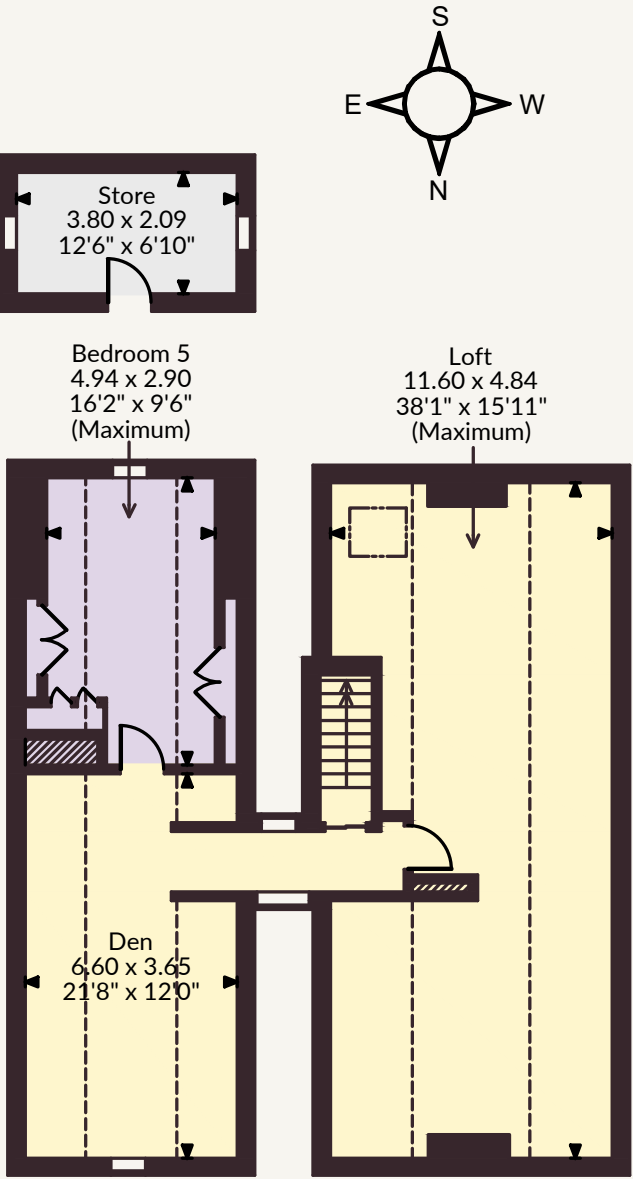
Merehanger Marley Lane, Haslemere
Main House internal area 4,254 sq ft (395 sq m)
Garage internal area 374 sq ft (35 sq m)
Store internal area 86 sq ft (8 sq m)
Total internal area 4,714 sq ft (438 sq m)



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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Strutt & Parker Haslemere
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Nestled in the greenery of stunning Surrey, Haslemere feels like a countryside escape, yet is only a short drive or train ride from the bustle of London.

Despite its small size, Haslemere punches well above its weight from a cultural standpoint, being home to respected institutions like the Haslemere Educational Museum. There's also Haslemere Hall, which manages to attract some incredible acts to its yearly programming.

In terms of outdoor pursuits, Haslemere delivers. The surrounding countryside and wooded areas are home to some fantastically beautiful walks, with National Trust sites like Swan Barn Farm just a short drive away. Closer to town, the Sculpture Park combines nature and culture.

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