



A wonderful house in attractive, secluded location

Thurston Lodge, Marley Lane, Haslemere, GU27 3RG

Freehold



Attractive four bedroom house • West Facing decking area • Kitchen/ Breakfast and family room • Period features • Three car secure garage and car parking space

Description

Thurston Lodge is located in the highly desirable Marley Lane on the outskirts of Haslemere, yet within easy walking distance of shops and the train station. This attractive four bedroom detached property has been extended and recently modernised yet retains many period features as well as benefitting from a wonderful south west facing deck area, ideal for entertaining, and a 3-bay oak barn garage.

Offering bright and attractive rooms throughout, this wonderful house is set back from the lane and offers a high level of privacy. The ground floor accommodation is versatile with three/four reception rooms including a spacious sitting area with open fireplace. A newly fitted kitchen boasts a 3-door "AIMS" controlled AGA and vaulted ceiling, open plan dining area and a separate utility area with a stable door to the rear of the house and access to the tiered-decked rear garden.

From the entrance hall, stairs lead up to the first floor. Directly opposite, the airy master bedroom has several fitted wardrobes and cupboards, two south facing windows and an en suite bathroom with separate roll-top bath and large walk-in shower. There are three further

bedrooms upstairs and two bathrooms with underfloor heating. There is a substantial loft with the potential to be converted to an additional bedroom with en-suite, subject to permitted development.

Outside, the garden is tiered with steps rising to the property from the road. There is a large, curved, south facing deck perfect for outdoor entertaining. Thurston Lodge further benefits from a 3 bay oak barn garage with remote roller shutters, plus a side access door. Above the garage there is a large roof space that is currently used for storing garden equipment and bicycles, but which was intentionally designed to be easily converted to an office or independent accommodation. There is also a single car parking space to the right of the 3 bay barn garage.

Haslemere train station is a 15-20 minute walk away, which in turn is 50 minutes to London Waterloo. Both Gatwick and Heathrow can be reached in 40-45 minutes and the A3 is within easy reach, providing links to the motorway network. The popular Mill Gastro-Pub is a 5 minute walk away, located just opposite the historical millpond. Arnolds Garage is located at the lower end of the lane with a post office and supplying daily food essentials.





The ancient Sussex border path and a multitude of footpaths and bridleways can be accessed on foot, within minutes of the property. At the top of Marley lane there are incredible views and picnic areas, with miles of trails for walking, running, cycling and riding. Thurston Lodge is in the catchment area for a wide range of reputable schools.

Location

Situated on Marley lane, a stone's throw from Haslemere on the edge of rural common land and the South Downs National Park.

Heathrow and Gatwick are both approximately 40-45 minutes by car. Guildford and Farnham both around 20 minutes away. Haslemere Town centre and train station is a 20 minute walk. Haslemere to Waterloo is 50 minutes and the Portsmouth line has frequent services (also stopping at Guildford, Woking and Clapham Junction).

The Mill gastro-pub, recently refurbished by Wadworth is a 5 minute stroll away, and Arnolds Garage a 2 minute walk, offering all every-day essentials and a post office.

A further 2 minute walk up Marley Lane gains access into protected rural down land, offering miles of land for walking, running, cycling and riding.

A more comprehensive range of shopping, leisure and cultural amenities may be found at Guildford and Godalming. Accessible at Hindhead or Milford, the A3 provides a link to the M25 for the airports and the national motorway network. There is a wide choice of both state and private schools within easy reach, including St Ives, The Royal, St Edmund's, King Edward's and Churchers College. Recreational opportunities includes golf at a number of local clubs, multi-activity sport centres at Haslemere and Godalming, polo at Midhurst, racing and flying at Goodwood and sailing at Chichester Harbour. In addition, the surrounding countryside offers miles of walking, cycling and riding.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.




Thurston Lodge, Marley Lane, Haslemere, GU27 3RG
Approximate Area 178.4 sq m / 1920 sq ft (Excluding Void)
Garage 72.4 sq m / 779 sq ft
Total 250.8 sq m / 2699 sq ft
Including Limited Use Area (14.5 sq m / 156 sq ft)

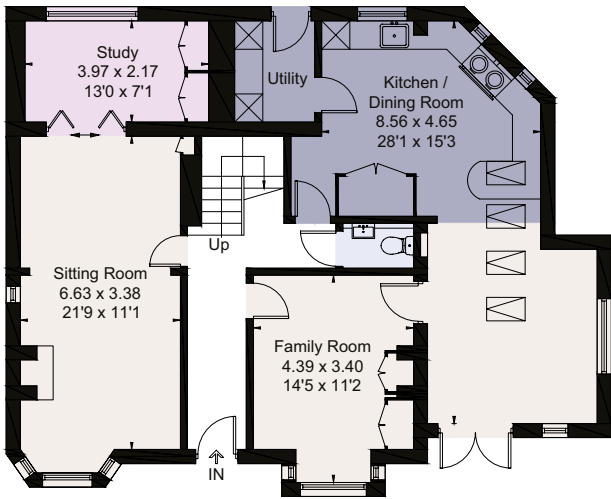


savills

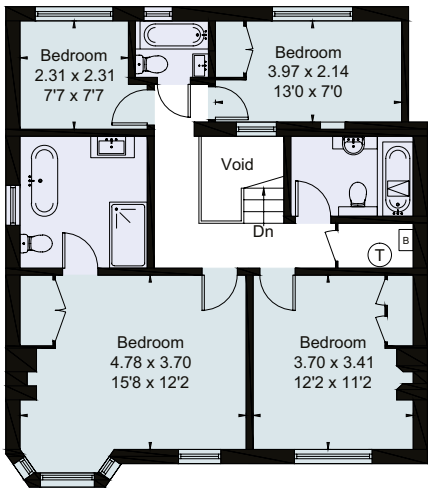
savills.co.uk

Georgie Geary-Pepper
Savills Guildford
01483 796800
guildford@savills.com

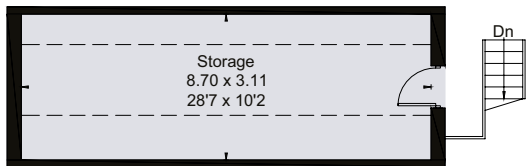
 = Reduced head height below 1.5m



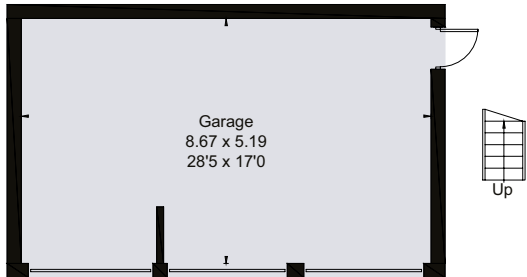
Ground Floor



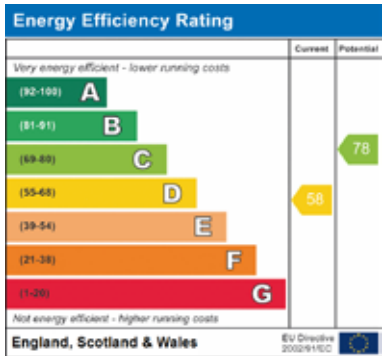
First Floor



Garage - First Floor



Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 170625GGP

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

