

Kennedys'

01737 817718

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@kennedysipa

Studland House, 8
Brockham Lane
Brockham
RH37EL

Kennedys are delighted to bring to the rental market this brand new three bedroom detached house on the edge of Brockham village within easy access to Dorking or Reigate towns. The house has been built and finished to an exceptional standard and has the additional benefit of a brand new studio cabin to the rear of the property. Available immediately, unfurnished.

£3,250 Per

Week



- Brand New Detached House
- Two Bathrooms
- Landscaped Garden and Patio
- Village Location

- Three Bedrooms
- Open plan Kitchen/Breakfast with Appliances
- Detached Studio Cabin
- Available immediately





PROPERTY DESCRIPTION

Please call 01737 817718 option 2 for further details or to book an appointment to view

The Village of Brockham and the house itself sits between Dorking and Reigate which offer a comprehensive range of facilities including shops, schools, main line stations, cinemas and restaurants. The M25 can be reached at Junction 8, just beyond Reigate and Junction 9 Leatherhead. The A217, to Sutton and beyond, can be accessed via Pebble Hill. Gatwick airport is approximately 10 miles away. The area is renowned for its lovely countryside, superb for walking, cycling and riding and with Headley Heath, Box Hill, Ranmore and Polesden Lacey all close by. Denbies Vineyard, the UK's largest, is situated just to the north of Dorking and as well as offering award winning wines, a gift shop, restaurant and some wonderful walks is now also home to the Surrey Hills Brewery. Local golf clubs include the nearby Betchworth, Walton Heath and Reigate Heath clubs with the RAC Country Club, Effingham and Wisley also within easy reach.



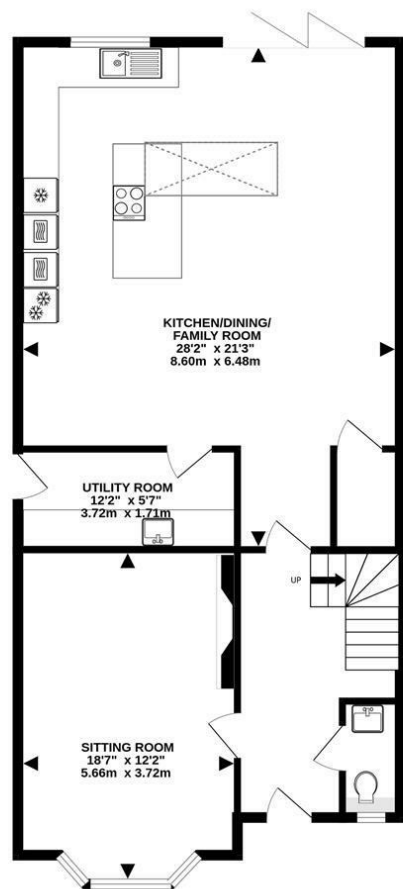




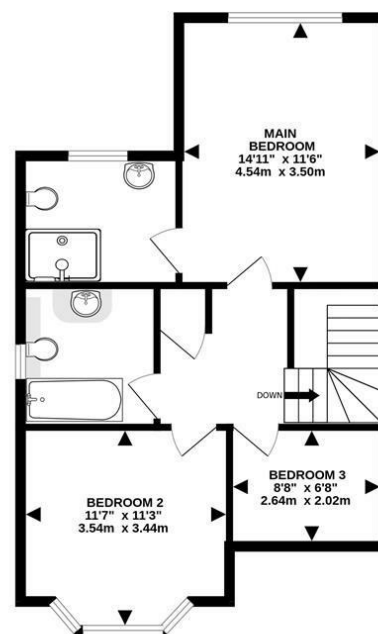
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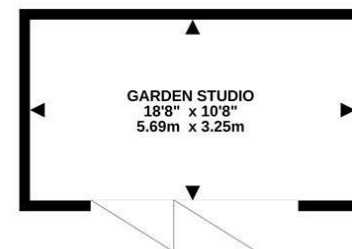
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GROUND FLOOR



1ST FLOOR



GARDEN STUDIO
199 sq.ft. (18.5 sq.m.) approx.

TOTAL FLOOR AREA : 1717 sq.ft. (159.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE:
EPC RATING:
COUNCIL: Mole Valley
TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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