



patrick  
gardner  
RESIDENTIAL

1 Holly Close, Brockham, Betchworth, RH3 7DD

Asking Price £725,000



- MODERN SEMI DETACHED HOME
- OPEN PLAN KITCHEN/DINING ROOM
- EAST FACING GARDEN
- VILLAGE LOCATION
- SHAKER STYLE KITCHEN
- THREE BEDROOMS
- SITTING ROOM
- DRIVEWAY PARKING
- REMAINDER OF BUILD WARRANTY
- UTILITY ROOM

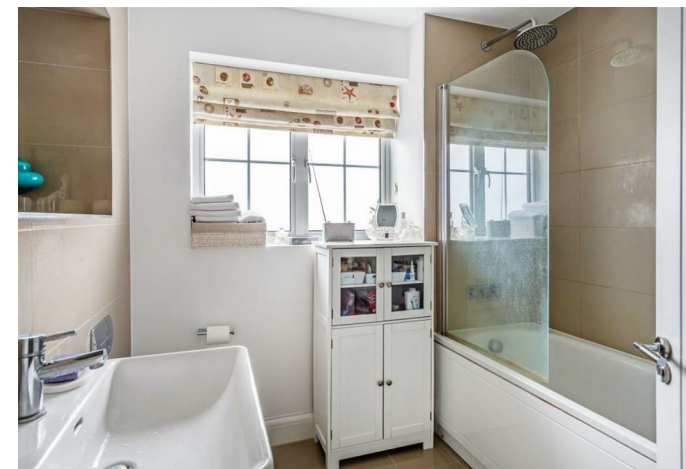
## Description

A superbly presented three bedroom semi detached home situated in a peaceful cul-de-sac setting, in the idyllic village of Brockham. Built in 2019, the property offers bright and spacious accommodation arranged over two floors and offers further potential to extend subject to the relevant consents.

Accommodation briefly comprises of an inviting entrance hall providing access to all principal rooms. The beautifully presented formal sitting room with views to the front garden benefits from a large box bay window and feature fireplace. To the rear is the open plan kitchen/dining room, a particular feature of the home. The modern shaker style kitchen offers a generous selection of base units with matching eye level cupboards, ample quartz work surfaces and a selection of integrated appliances. The dining area provides a great place to entertain and enjoys direct access to the rear garden. There is also a separate utility room and ground floor W.C.

An easy rising staircase leads to the first-floor accommodation where three generous bedrooms can be found. The master bedroom (15'3 x 8'9) is tastefully presented and enjoys views to the front. The second bedroom includes built in wardrobes and views of the garden. The third bedroom is currently arranged as a home office with extensive built in storage but could be adaptable to suit individual needs. There is also a modern family bathroom and a large airing cupboard.

Externally the property benefits from extensive driveway parking to the front and a pleasant front garden. The rear garden is east facing and wonderfully maintained with a selection of mature shrubs and flower bed borders. The garden is mainly laid to lawn with two patio areas providing a great place to relax and entertain. There is also a garden storeroom.



## Situation

Holly Close is a delightful cul de sac situated close to the Heart of Brockham, with its famous green, a village store, primary school, Doctors surgery, chemist, church and pubs.

Dorking town centre is approx. 2.25 miles away and offers a comprehensive range of facilities with supermarkets including Waitrose, Marks & Spencer and Lidl, a well-regarded selection of local and national shops including W H Smith, FatFace, Waterstones and S C Fuller for all your country pursuits. There is a selection of restaurants, including Sorrel run by the Michelin Starred chef Steve Drake, coffee shops and pubs for all tastes as well as the Dorking Halls, which includes a cinema, and the adjacent sports centre.

Dorking has three stations offering services to London, Horsham, Guildford, Redhill and beyond, including a direct train to Gatwick Airport.

The M25 can be accessed at Junctions 8 & 9, Reigate & Leatherhead.

The immediate area offers some of the county's finest walking, riding & cycling countryside with Box Hill, as seen in the 2012 Olympics, Leith Hill, Ranmore, Headley Heath and the Surrey Hills all on the doorstep.

## Tenure

Freehold

## EPC

B

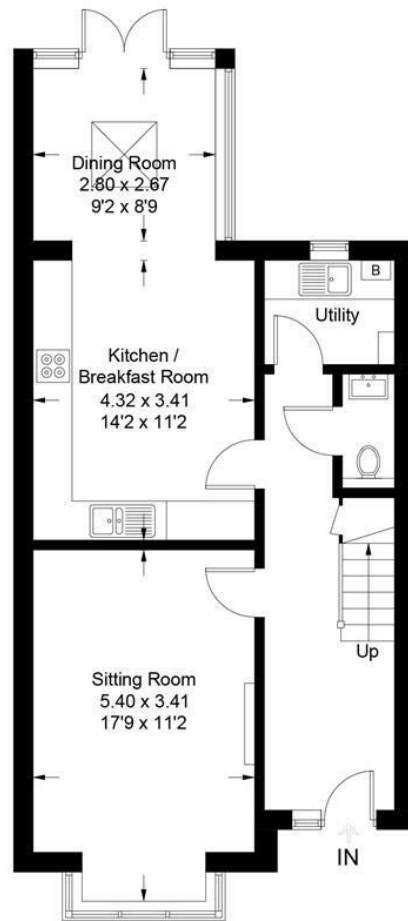
## Council Tax Band

F

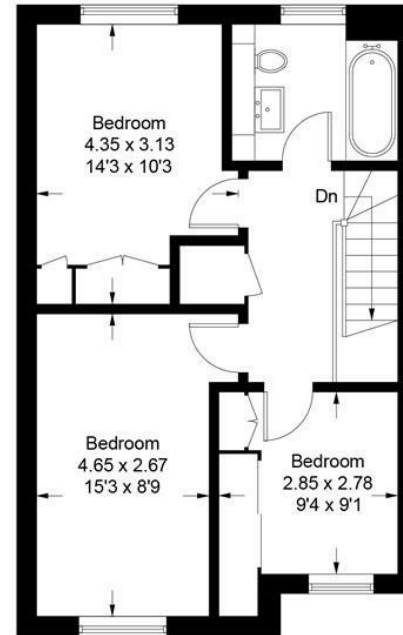
## Estate Charges

£240 Per Annum

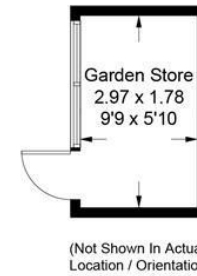
Approximate Gross Internal Area = 108.2 sq m / 1164 sq ft  
Garden Store = 5.3 sq m / 57 sq ft  
Total = 113.5 sq m / 1221 sq ft



**Ground Floor**



**First Floor**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1067852)

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