



6 Oakdene Close, Brockham, Surrey, RH3 7JZ

Price Guide £675,000



- THREE DOUBLE BEDROOM HOME
- SUPERBLY PRESENTED THROUGHOUT
- TWO-STORY REAR EXTENSION (2017)
- UPGRADED WINDOWS AND DOORS
- SOUTH/EAST FACING GARDEN
- OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- FORMAL SITTING ROOM
- RE-WIRED AND PLUMBED
- MASTER BEDROOM WITH ENSUITE
- NO ONWARD CHAIN

Description

This extended three double bedroom family home occupies a superb South/East facing plot, situated in a sought after residential cul de sac. Providing 1100 sq. ft of modern accommodation arranged over two floors, further benefits include driveway parking and a fantastic open plan kitchen/family/dining room with bi-folding doors to the rear terrace.

Accommodation briefly comprises of an entrance hall that provides access to all principal rooms. To the front, the formal sitting room is a great place to unwind with a large box bay window and feature fireplace surround. The open plan kitchen/dining/family room (20'10 x 16'5) is a particular feature of the home and provides a great place to entertain with bi-fold doors that lead out on to the rear terrace. The modern kitchen includes a selection of base units with matching eye level and full height units. There is also a selection of integrated appliances and an island with breakfast bar area. The family and dining area provide an adaptable space to suit individual needs with great views to the garden and beyond.

The first floor really benefits from the double story extension constructed in 2017 and consists of three spacious bedrooms and a family bathroom. The master bedroom enjoys views of the garden and modern ensuite shower room. Two further double bedrooms enjoy varying aspects and are serviced by a fully fitted family bathroom.

Externally the garden is mainly laid to lawn and extends to approx. 75ft. with a large patio area that provides a great place to entertain. There is also side access, and a garden shed.



Situation

Oakdene Close is a delightful cul-de-sac close to the heart of Brockham, with its famous village green, a primary school, local store, butchers and chemist, two pubs and of course Christ Church, which was consecrated by the Bishop of Winchester in 1847.

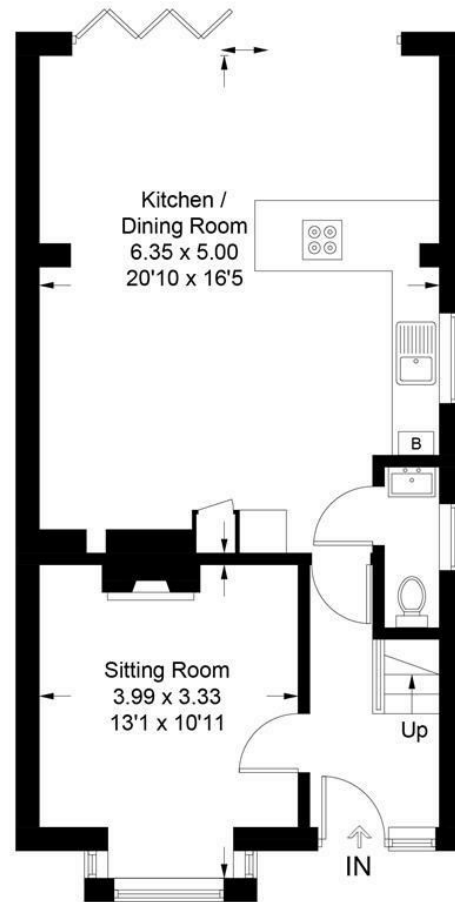
Dorking town centre is approx. 2.25 miles away and offers a comprehensive selection of facilities with numerous supermarkets including Waitroses, Marks and Spencers, Sainsburys' and Lidl's. Local and national retailers also include W H Smith, Fatface, Watstones and S C Fullers for all those country pursuits. There is a fine selection of coffee houses and restaurants, namely Michelin Star Sorrell, run by the chef, Steve Drake.

The Dorking Halls is situated at the other end of the town with a cinema and theatre, and adjacent sports hall with swimming pool and gym.

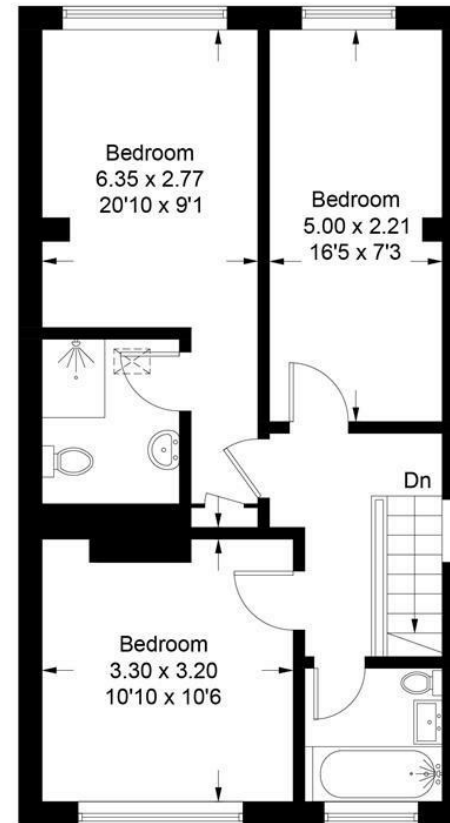
Dorking has three train stations offering services into London, Horsham, Guildford, Redhill and beyond, including a direct service to Gatwick Airport.

Tenure	Freehold
EPC	C
Council Tax Band	E

Approximate Gross Internal Area = 102.3 sq m / 1101 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. (ID1169885)

www.bagshawandhardy.com © 2025

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline 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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.

