



31 Middle Street, Brockham, Betchworth, Surrey, RH3 7JT

Price Guide £445,000



- VICTORIAN COTTAGE
- SUPERBLY PRESENTED THROUGHOUT
- ORNATE MASTER BEDROOM FIREPLACE
- BUILT IN WARDROBES TO SECOND BEDROOM
- ANNEXE/ HOME OFFICE WITH HOT & COLD WATER
- TWO DOUBLE BEDROOMS
- VILLAGE SETTING WITH ARTISAN STYLE OUTLETS
- OFF STREET PARKING TO THE FRONT
- DOWNSTAIRS BATHROOM
- GOOD TRANSPORT LINKS AND PRIMARY SCHOOL

Description

This characterful two-bedroom terraced period cottage is located in the sought-after village of Brockham. The property is superbly presented throughout, with colonial style shutters and offers a wonderful mix of modern living suitable for both first time buyers and downsizers alike.

Entrance is provided via a small vestibule which leads nicely into the stylish lounge with a feature fireplace and views to the front overlooking the surrounding countryside. An inner hallway provides access to the modern ground floor bathroom and stairs to the first floor.

The charming kitchen is positioned to the rear of the property with a stable style double-glazed door leading into the rear garden. Recently updated, offering a range of modern wall and base units complimented with granite worktop surfaces, there is a selection of integral appliances which include an induction hob, electric built-under oven, slimline dishwasher and under-counter integral fridge and freezer.

The first floor comprises of two double bedrooms, the master bedroom situated to the front offering wonderful views and overlooking the village recreation park and countryside beyond. For those who are looking for those period features, there is an ornate fireplace in the master bedroom. Floor to ceiling wardrobes have been installed, providing ample storage in the second bedroom.

The secluded rear garden is part-paved with an artificial lawned area for easy maintenance and mature borders. It provides direct access to the detached annexe, which is ideal for those who are able to work from home. The current owner uses this space as a utility room, with hot and cold water, underfloor heating and extensive lighting and sockets. This is an adaptable space depending on your needs.

There is a right of pedestrian access to the rear of the property and off-street parking is provided to the front of the property.

Situation

Middle Street is the delightful through road close to the heart of Brockham, with its village green, a primary school, local store and chemist, three pubs and of course Christ Church, which was consecrated by the Bishop of Winchester in 1847. The village is renowned for its sense of community with "The Reading Room" a coffee and cake house on the green and the local "Award" winning butchers is within minutes walk of the property. The famous fireworks display and bonfire annually attracts many visitors.

Dorking Town Centre is approx. 2.25 miles away and offers a comprehensive selection of facilities with numerous supermarkets including Waitrose, Marks and Spencer, Sainsbury's and Lidl's. Local and national retailers also include W H Smith, Fatface, Waterstones and S C Fullers for all those country pursuits. There is a fine selection of coffee houses and restaurants, namely Sorrel, run by the Michelin starred chef, Steve Drake.

Betchworth and Dorking train stations offer services into London, Horsham, Guildford, Redhill and beyond. The M25 can be accessed at Junctions 8 & 9, Reigate and Leatherhead.

The immediate area offers some of the finest walking, cycling and riding found in the county. Box Hill has become synonymous with cycling, as seen in the 2012 Olympics.

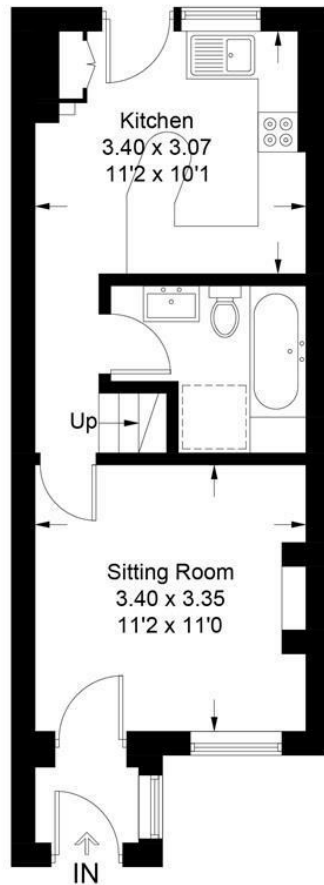
Tenure	Freehold
EPC	C
Council Tax Band	C



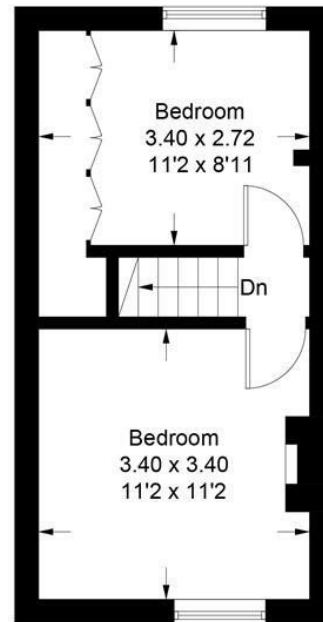
Approximate Gross Internal Area = 56.3 sq m / 606 sq ft
 Outbuilding = 10.4 sq m / 112 sq ft
 Total = 66.7 sq m / 718 sq ft



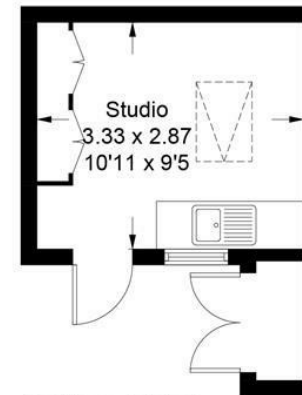
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1175216)

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