



## The Borough, Brockham

**£575,000**

### Property Features

---

- TWO BEDROOMS & BONUS ROOM
- GRADE TWO LISTED
- LARGE GARDEN
- PERIOD FEATURES THROUGHOUT
- NO ONWARD CHAIN
- SOUGHT WALK TO VILLAGE GREEN
- STUNNING INGLENOOK FIREPLACE
- KITCHEN/DINING ROOM
- 18 FT RECEPTION ROOM
- CLOSE TO SHOPS, NURSERY AND LOCAL SCHOOL





# Full Description

A truly special Grade II listed two bedroom cottage with bonus room, offering over 1300 sq ft of bright, spacious accommodation with a wonderful blend of original period and character features further benefitting from a delightful garden and picturesque views across farmland and the winding River Mole.

Situated along the highly sought-after private road 'The Borough', just a few moments away from everything the pretty village of Brockham has to offer including the village shop, excellent butchers, bus stop, nursery, doctor's surgery and popular local school.

This delightful cottage, bursting with character, has been beautifully decorated throughout typically in keeping with a property of this era. As soon as you step through the front door you are met with the warm welcoming feel that this wonderful cottage offers. The impressive front aspect living room with charming inglenook fireplace is an excellent 18'4 ft offering plenty of space for a generous three-piece suite and cleverly built in under stairs storage. Next is the 17'4ft x 10'6ft open plan kitchen/dining room. The kitchen itself has been fitted with an array of floor to ceiling units complemented by ample worktop space. There is room for all the expected appliances as well as room for a large table and chairs. This is a lovely bright space with a large window overlooking the garden and stable doors out to the garden.

Through a latch door, stairs curl up to the spacious landing which in turn leads to all the first-floor accommodation. The front aspect master bedroom, with lovely views, is a substantial 17'5ft x 12ft with full width built in wardrobes. The charming bathroom is fitted with a modern white suite including bath and a separate walk-in shower. Stairs rises to the 2nd floor where there are two double bedrooms - both have delightful views.

## Outside

Towards the front of the property, there is a beautiful front garden with a path leading to the original stable front door.

The tranquil back garden is yet another wonderful feature to this property which has been cleverly designed, offering a full width patio perfect for al fresco dining, or simply enjoying on a warm summer's day. There is an extensive area of lawn bordered by an inviting array of trees and shrubs. Towards the rear of the garden is a large summer house with power and lighting making a great home office space.

## Location

Brockham is 1.5 miles east of Dorking and is highly regarded in the area, with its picturesque Green, famous Bonfire night, shops, pubs, Church, school, doctor's surgery, and veterinary centre. The village website [www.brockham.org](http://www.brockham.org) identifies many of the clubs, societies, and local facilities. Dorking and Reigate market town centres are a short drive away offering major supermarkets, leisure centres, theatres, cinemas, and main line stations connecting to London Victoria, London Waterloo, and Reading. The area is particularly well known for the surrounding countryside which is ideal for walking, riding, and outdoor pursuits. Brockham sits at the base of Box Hill and Leith Hill National Trust areas, part of the Surrey Hills are of outstanding natural beauty.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon.







# The Borough, RH3

Approximate Gross Internal Area = 114.6 sq m / 1233 sq ft

Garden Office & Store = 9.3 sq m / 100 sq ft

Total = 123.9 sq m / 1333 sq ft



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 any decisions reliant upon them. (ID909137)

## COUNCIL TAX BAND

E

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

## CONTACT

62 South Street, Dorking, Surrey, RH4 2DH

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)

[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)

01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements