



Ridge Close

Strood Green, Brockham

Guide Price £695,000

Property Features

- FIVE BEDROOM SEMI-DETACHED HOUSE
- RECENTLY EXTENDED
- QUIET CUL DE SAC LOCATION CLOSE TO PARK
- OPEN PLAN KITCHEN/DINING ROOM
- DRIVEWAY PARKING
- FAMILY BATHROOM AND SEPARATE SHOWER ROOM
- DETACHED UTILITY ROOM
- SOUTH FACING REAR GARDEN
- CLOSE TO STUNNING COUNTRYSIDE
- WALKING DISTANCE TO VILLAGE GREEN, SURGERY AND PUBS



Full Description

A well-presented and recently extended, five-bedroom semi-detached house, with views towards Box Hill, offering over 1540 square feet of bright and open plan living. Split across three floors this stylish family home offers a generously sized garden, off road parking and situated in a quiet cul de sac in the sought after village of Brockham, close to a small park and all of the amenities the village has to offer.

Upon entering, the property welcomes you with a wide entrance hallway, setting the tone for the property's style quality. The hallway includes convenient built-in storage under the stairs. To the front is a generous sitting room which boasts a charming stone feature fireplace which provides a focal point and creates an intimate ambience whilst fitted plantation shutters create a real sense of privacy. To the rear of the property is the impressive open plan kitchen/dining/family room which has been split into zones. The multifunctional space begins in the kitchen which has been fitted with contemporary base and eye level cabinets, complimented by worktops as well as an integrated fridge/freezer, dishwasher and washing machine. To the side of the kitchen a useful boot room with larder caters to your organisational needs, with fitted shelving as well as a convenient side door out. The dining space occupies the back of the kitchen, offering plenty of space for a dining table and chairs. A large roof lantern bathes the space with natural light whilst concertina folding doors offer serene garden views. Both spaces enjoy herringbone, Amtico flooring, creating a modern and practical aesthetic.

Stairs rise to the first floor where the contemporary design continues, showcased by a generous landing which leads to all of the first-floor accommodation and the stairs up to the 2nd floor. There is a generous front aspect double bedroom, offering the convenience of built-in wardrobes and plantation shutters to create privacy. Bedroom two another generous double whilst bedroom three is a single bedroom which could be used as a home office or even a dressing room. Finishing off the 1st floor accommodation is the family bathroom which has been fitted with a white three-piece bathroom suite including bath and hand-held shower.

Stairs rise to the impressive second floor which features two further doubles, serviced by a stylish shower room. Both bedrooms have ample storage and Velux windows offering fantastic views out.

Outside

To the front of the property is a recently laid, block paved driveway with space for two cars. At the rear is a generously sized, south facing garden which has the perfect blend of open lawn and private seating areas to enjoy the surrounding views. Adjoining the property the rear is a large patio area featuring a large pergola, offering a covered area to entertain friends and family in the warmer months. To the side of the patio a utility room has the necessary provisions for a tumble dryer. A large area of lawn runs the length of the garden, with well stocked borders, mature plants. The garden also features a large storage shed with internal partitions, providing separate areas to store garden essentials.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTP connection.

Location

Ridge Close is set within a quiet cul de sac location which benefits from a small park, ideal for children of all ages to enjoy. 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 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 area of outstanding natural beauty.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

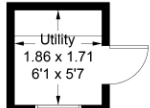
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





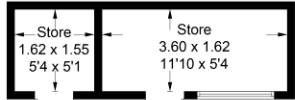
Ridge Close, RH3

Approximate Gross Internal Area = 121.0 sq m / 1302 sq ft (Excluding Reduced headroom)
 Outbuilding = 11.6 sq m / 125 sq ft
 Reduced headroom = 10.8 sq m / 116 sq ft
 Total = 143.4 sq m / 1543 sq ft

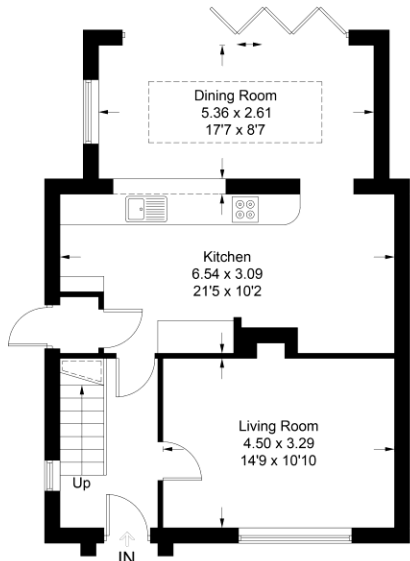


(Not Shown In Actual Location / Orientation)

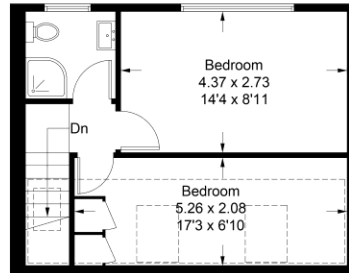
= Reduced headroom below 1.5m / 5'0



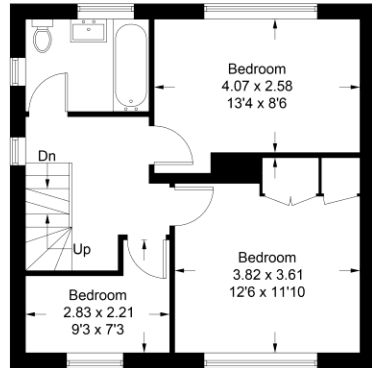
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Ground Floor



Second 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 any decisions reliant upon them. (ID1096391)



COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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 Surrey, RH4 2HD

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 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

