



## Oakdene Close

Brockham

**Guide Price £600,000**

### Property Features

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- THREE BEDROOMS
- ENCLOSED LANDSCAPED GARDEN BACKING ON ALLOMENTS
- 21'5 FT KITCHEN/DINING ROOM WITH BI FOLDING DOORS TO THE GARDEN
- UPDATED BATHROOM
- QUIET CUL DE SAC LOCATION
- DRIVEWAY PARKING
- SITTING ROOM
- SHORT WALK TO VILLAGE GREEN, NURSERY & LOCAL SCHOOL
- CLOAKROOM
- BROCKHAM VILLAGE



# Full Description

An updated, extended and beautifully presented three-bedroom house with a wonderful, landscaped garden. The property is situated in a quiet cul-de-sac backing onto a field, within walking distance of everything the wonderful village of Brockham has to offer.

The accommodation is arranged over two floors starting with a bright yet cosy front aspect living room. A door leads into the fabulous 21 ft open plan kitchen/dining/family room which is the real 'heart of the home', having been meticulously designed. This wonderful, airy space features plenty of natural light which floods in through large bi-folding doors, opening out onto the garden. The updated kitchen has been fitted with a modern array of units, complemented by a good amount of worktop space, a selection of integrated appliances and an island with built-in storage. A useful cloakroom finishes off the ground floor accommodation.

Upstairs the spacious landing leads to all rooms and the loft hatch. The rear aspect master bedroom is a generous sized double with space for all furniture plus a lovely view over the garden and fields. Bedroom two is a well-sized double with built-in storage. The third bedroom is a good-sized single which overlooks the garden. The family bathroom has a modern white suite.

Another added benefit to this property is the underfloor heating in the kitchen/dining room, the downstairs cloakroom and the family bathroom.

## Outside

To the front is a pretty garden with shingled driveway and side access gate. The enclosed rear garden is a wonderful feature of this property and has been landscaped to offer a fence and hedge enclosed well-proportioned space. There is a generous full width decked area and a good-sized area of level lawn with well-stocked flowerbeds. At the rear is an extra patio area which is an ideal space for entertaining.

## Council Tax and Utilities

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

## 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. There is also an off-road cycle route from Brockham to Dorking station, useful for commuting. 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 AND FITTINGS** We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

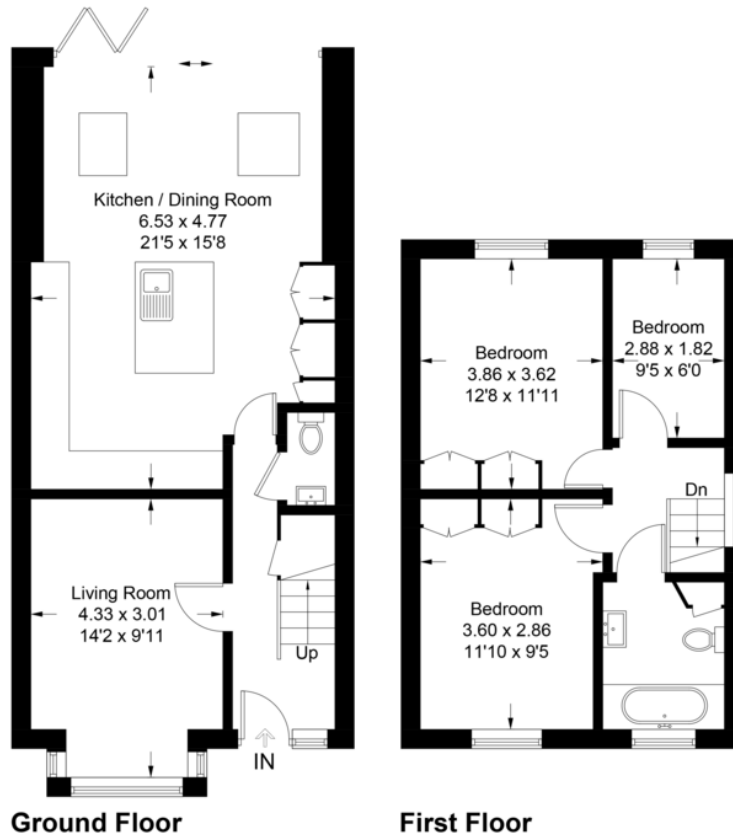
**MISREPRESENTATION ACT:** These particulars are for guidance only and do not form any part of any contract.





# Oakdene Close, RH3

Approximate Gross Internal Area = 85.0 sq m / 915 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. (ID1099928)

**COUNCIL TAX BAND E**

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**CONTACT**

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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

