



The Borough, Brockham

Guide Price £925,000

EPC Rating '65'

- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- GARAGE & DRIVEWAY PARKING WITH EV CHARGING POINT
- SHORT WALK TO VILLAGE GREEN, NURSERY, CHURCH & SCHOOL
- CLOSE TO STUNNING COUNTRYSIDE
- SITUATED ALONG A HIGHLY SOUGHT AFTER ROAD
- WONDERFUL GARDEN
- NO ONWARD CHAIN
- TWO BATHROOMS
- POTENTIAL TO CREATE AN ANNEXE STPP



NO ONWARD CHAIN A beautifully presented four bedroom detached family house, with a spacious and flexible layout perfect for modern family living plus generous garden, driveway and garage.

The property is situated on the sought-after no through road 'The Borough' within walking distance of everything this wonderful village has to offer including village green, shops, nursery, school, stunning open countryside, and public houses.

As soon as you step through the front door, you are met with the feeling of space, light and warmth that this wonderful home has to offer. Starting with the entrance hallway leading to all the ground floor accommodation. The impressive double aspect sitting room features a gas fireplace, large sliding doors giving direct access to the garden and fills the room with natural light. Next is the 17'6 ft kitchen/breakfast room fitted with an array of floor units with lots of worktop space and integrated dishwasher and fitted extractor hood. There is space for a rangemaster style cooker with gas hob and extractor fan above. This space offers plenty of room for a table and chairs. Just off the kitchen is a very useful utility cupboard and cloakroom. There is a further double aspect reception room that the owner is using as a family room. Finishing off the ground floor is the generous study that could have a number of uses like a play room or an occasional guest bedroom if required.

From the hallway, stairs rise to the first-floor landing which leads to all the upstairs accommodation and useful loft hatch. The master bedroom is a spacious double, benefitting from built-in wardrobes and stunning views. Bedroom two is another double and benefits from an ensuite shower room. The final two bedrooms are generous doubles, both with built-in wardrobes. The family bathroom, fitted with a modern white suite, completes the accommodation.

There is potential to reconfigure one side of the house to create a one bedroom annexe (STPP).

Outside

The east facing garden is yet another wonderful feature to this home including an extensive area of lawn and full depth south facing patio. The garden is L shaped, with clear passage on all sides of the house and is enclosed with fence and hedge creating a sense of privacy with an inviting array of trees and shrubs.

At the front of the property is a driveway for several vehicles and a single garage (16'5ft x 10'9ft).

Council Tax & Utilities

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

Location

Brockham is 1.5 miles east of Dorking and is highly regarded in the area, with its picturesque village green, famous bonfire night, shops, pubs, church, school, doctor's surgery, pharmacy 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, London Bridge 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, 62 South Street, Dorking, RH4 2HD.

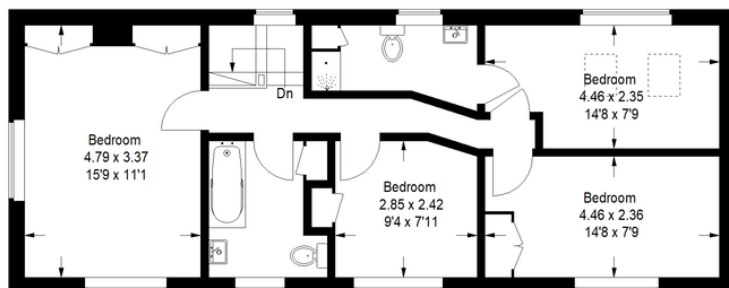
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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

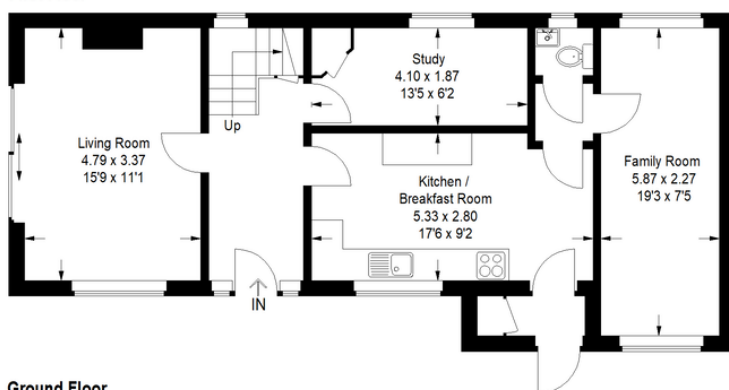


The Borough, RH3

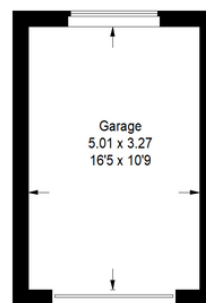
Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft
Garage = 16.2 sq m / 174 sq ft
Total = 148.6 sq m / 1599 sq ft



First Floor



Ground 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 any decisions reliant upon them. (ID 880816)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South
Street, Dorking, Surrey,
RH4 2HD

www.seymours-estates.co.uk
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 and 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.