



Glenfield Road, Brockham

OIEO **£775,000**

Property Features

- FOUR DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION SPLIT ACROSS THREE FLOORS
- THREE RECEPTION ROOMS
- OPEN PLAN KITCHEN WITH SEPARATE UTILITY ROOM
- OVER 2000 SQ FT OF FLEXIBLE ACCOMMODATION
- PRIVATE DRIVEWAY
- LARGE GARDEN WITH SUMMERHOUSE
- WALKING DISTANCE TO NURSERY & SCHOOL
- VIEWS TOWARDS THE NORTH DOWNS
- SHORT WALK TO VILLAGE SHOP, GREEN & CHURCH



Full Description

A well-presented and extended, five-bedroom semi-detached house, with scenic views towards Box Hill, offering over 2000 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 is situated in the sought after village of Brockham, close to all of the amenities the charming village has to offer.

Upon entering, the property welcomes you with a wide entrance hallway, setting the tone for the properties spacious proportions. The hallway includes a convenient downstairs cloakroom, perfect for young families. To the front is a generous sitting room which boasts a charming fireplace, providing a focal point and creates a cosy and intimate ambience whilst built-in storage provides ideal storage. Adjacent is a second reception room which would make an ideal home office for remote working. To the rear of the property is the open plan kitchen/dining room which has been designed to be the heart of the home. The kitchen which has been fitted with traditional style base and eye level units, complimented by plenty of worktop space which wraps round to create a central breakfast bar, serving as a hub for the family to come together. The dining space occupies the back of the kitchen, offering plenty of space for a dining table and chairs with sliding patio doors flooding the space in natural light and providing access out to the garden. A separate utility room provides the necessary plumbing for laundry appliances. At the rear of the kitchen is a further reception room which offers the new owner's versatility, benefitting from its own access out to the garden. Stairs rise to the first-floor landing which leads to all of the first-floor accommodation and the stairs up to the 2nd floor. The main bedroom enjoys a rear aspect overlooking the garden and fields beyond with the added benefit of two built-in wardrobes providing ideal storage solutions. There are two further well-proportioned double bedrooms, both offering plenty of space for freestanding furniture. Finishing off the 1st floor accommodation is the family bathroom which has been fitted with a white three-piece bathroom suite including bath and overhead shower and has been tiled for a clean and practical feel. There is also a separate shower room with W/C and sink for added convenience. Stairs rise to the fourth bedroom which is a lovely bright room featuring two Velux windows offering wonderful views out. The bedroom also benefits from built-in storage.

Outside

To the front of the property is a driveway with space for multiple cars. At the rear is a generously sized garden which has the perfect blend of open lawn and private seating areas to enjoy the stunning views across the North Downs. Adjoining the property there is a large patio area which provides the ideal spot to entertain friends and family in the warmer months. A large area of lawn runs the length of the garden, with well stocked borders and mature plants. The garden also features two storage sheds, a greenhouse as well as a summerhouse.

Outbuildings - The summer house at the bottom of the garden (166 sq ft) has lighting and power. There are also two further sheds in the rear garden, perfect for storing bikes, tools and other household items.

Council Tax & 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 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.





Glenfield Road, RH3

Approximate Gross Internal Area = 174.3 sq m / 1876 sq ft
 Outbuilding = 15.4 sq m / 166 sq ft
 Total = 189.7 sq m / 2042 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. (ID1125517)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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 01306 776674



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