



Middle Green

Brockham

Guide Price £450,000

Property Features

- THREE DOUBLE BEDROOMS
- SPLIT-LEVEL APARTMENT
- 1105 SQ FT IN TOTAL
- GARAGE PARKING & ALLOCATED VISITOR BAYS
- SERENE COMMUNAL GARDENS
- 20'2 x 13FT SITTING ROOM WITH VIEWS ACROSS FIELDS
- MODERN KITCHEN/DINER
- BROCKHAM VILLAGE LOCATION
- BATHROOM & SEPARATE SHOWER ROOM
- CLOSE TO VILLAGE GREEN, BUTCHERS, PHARMACY & SHOPS



Full Description

An immaculately presented three double bedroom, split-level apartment offering spacious and versatile accommodation, pretty communal gardens and the convenience of a detached single garage.

Located in the heart of Brockham village within the exclusive Middle Green development, residents enjoy easy access to the village's amenities, including a renowned butchers, charming pubs, pharmacy and village store.

The property is accessed via a secure telephone entry system into a communal hallway, with stairs leading up to the private front door. As soon as you enter this property you can see this home has been lovingly cared for over the years. A spacious central hallway provides access to all key rooms with a built-in storage cupboard maximising the space on offer. The front aspect kitchen/diner is a fantastic size and has recently been updated, now offering a range of shaker style units, ample worktop space and integrated fridge/appliances. There is a dedicated space for a dining table and chairs, making this space a great room to entertain in. Next is the rear-facing living/dining room, boasting an impressive 20'2ft expanse, flooded with natural light and offers dual aspect over the pretty communal garden with pond and the surrounding fields. Centred around a cosy gas fire, there is ample space for a three-piece suite, dining table and additional furniture. Additionally on this level there is an updated shower room which offers convenience as well as the first of three double bedrooms. Set up by the current owner as a study, there is plenty of room for a double bed and freestanding furniture, making it an ideal guests' bedroom. Stairs lead up to the first floor landing which houses the airing cupboard as well as built-in wardrobe with sliding doors. There are two well-proportioned double bedrooms on this floor both with Velux windows offering lovely views out and space for freestanding accommodation. The bathroom is fitted with a white three-piece suite including a bath and overhead shower. There is also a small loft space which is ideal for additional storage.

Parking & Private Garden

Outside, the property enjoys the use of a communal garden which features a pond, mature trees and hedges, making a serene and tranquil setting to enjoy. Parking is permitted in the single garage, conveniently situated at the front of the property. Visitors to the development also benefit from designated parking spaces.

Share of freehold

The property is share of freehold with 118 years remaining. There is a service charge of £2,765.92 per annum, which includes ground rent. This covers aspects of maintenance, including the communal gardens, private road upkeep, exterior redecorating, window cleaning and building insurance. Full information is available upon request.

Council Tax & Utilities

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

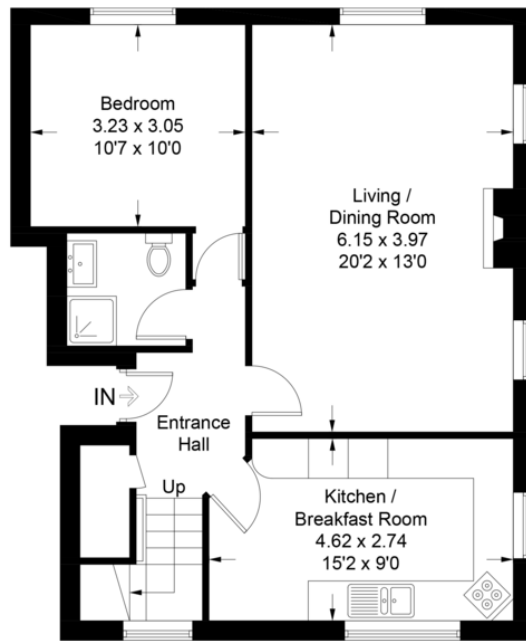
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



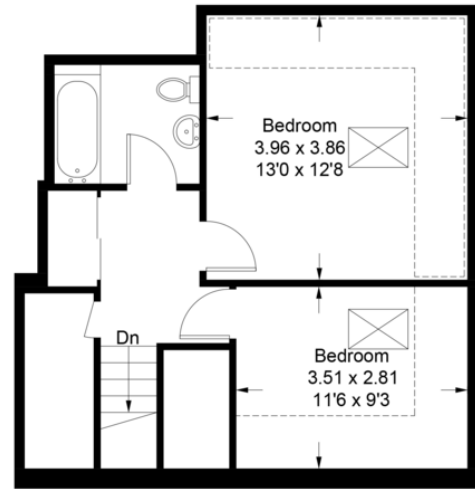


Middle Green, RH3

Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 5.7 sq m / 61 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 115.7 sq m / 1245 sq ft



First Floor



Second 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. (ID1161256)

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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