



Providence Cottages
Brockham Green
Guide Price £530,000

Property Features

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- QUAIN MID TERRACED COTTAGE
- FRONT & REAR GARDENS
- LARGE LIVING/DINING ROOM
- BROCKHAM VILLAGE
- TRADITIONAL KITCHEN OVERLOOKING GARDEN
- SHORT WALK TO GREEN, PUB AND VILLAGE SHOP
- DOWNSTAIRS BATHROOM
- CLOSE TO STUNNING COUNTRYSIDE WALKS



Full Description

NO ONWARD CHAIN - A quaint and beautifully maintained, two double bedroom cottage offering traditional style, period features and historic character. Nestled in a picturesque setting in the sought after village of Brockham, this charming cottage offers spacious proportions and a private rear garden, all within walking distance to the village green, shops, pubs and village amenities.

Stepping inside, you are welcomed by a bright yet cosy living room. The room centres around the wood-burning stove, set within a brick exposed fireplace creating an intimate ambiance. There is plenty of space for comfortable seating, with exposed wooden beams adding a touch of historic charm. The room features light hardwood flooring creating warmth with thoughtfully built-in wooden cabinetry maximising space. The adjoining kitchen continues the cottage's rustic aesthetic. It boasts traditional solid wood cabinetry with a warm, honey-toned finish and a tiled countertop. There is plenty of space for freestanding appliances, offering modern convenience whilst enjoying lovely view of the garden. Open plate racks and hanging mug hooks add practical charm. The small breakfast bar with matching wooden stools is perfect for enjoying casual meals. At the rear of the property is the bathroom, fitted with a bath and overhead shower, sink and W/C and tiled throughout.

Stairs from the kitchen lead to the first floor, where you will find two generously sized double bedrooms. Both rooms are thoughtfully designed to maximise space and comfort, featuring convenient built-in storage solutions and picturesque views out. Traditional beams and a neutral décor enhances the sense of space, allowing you to personalise the rooms to suit your style.

Outside

A communal path with the neighbouring property leads to the front door. The front garden is well-maintained with flowering shrubs, a neatly trimmed lawn and space for a table and chairs, offering a peaceful retreat. At the rear, a paved patio area off the kitchen provides the perfect spot for a table and chairs. Lined with wide, well-maintained flower beds and enclosed by secure fencing, the garden ensures privacy and tranquillity. A large shed in a block at the rear offers ample storage for garden tools, outdoor furniture, and other essentials, keeping the space neat and organised. This delightful garden is a wonderful setting to relax, entertain, or simply enjoy the outdoors.

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

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, 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.





Providence Cottages, RH3

Approximate Gross Internal Area = 51.7 sq m / 556 sq ft

Shed = 6.5 sq m / 70 sq ft

Total = 58.2 sq m / 626 sq ft

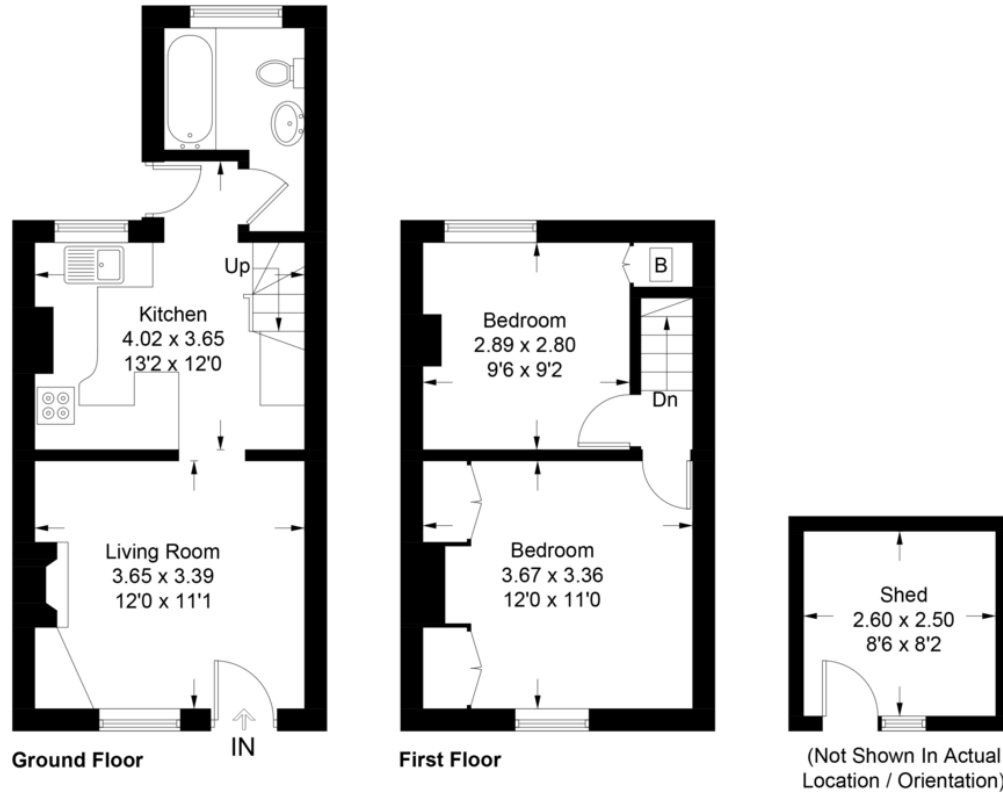


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1184401)

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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