



The Borough, Brockham

Guide Price £495,000

EPC Rating 'TBC'

- NO ONWARD CHAIN
- ATTRACTIVE GRADE II LISTED COTTAGE
- TWO BEDROOMS & BONUS ATTIC ROOM
- FRONT & REAR GARDENS
- TWO RECEPTION ROOMS
- OPPORTUNITY TO MODERNISE THROUGHOUT
- SHORT WALK TO BROCKHAM VILLAGE GREEN, SHOP AND SCHOOL
- CONSERVATION AREA
- WONDERFUL VIEWS
- MILES OF STUNNING OPEN COUNTRYSIDE ON YOUR DOORSTEP



****NO ONWARD CHAIN**** A fantastic opportunity to acquire this attractive two-bedroom Grade II listed cottage which offers plenty of potential for modernisation throughout. Situated in a conservation area within the popular village of Brockham, just moments from everything the wonderful village has to offer including The Green, doctors' surgery, shops, chemist, nursery, primary school and open countryside.

The property benefits from a wonderful blend of original period and character features which include exposed beams and traditional fireplaces, further benefitting from picturesque views across farmland and the winding River Mole.

This delightful cottage begins in the impressive 12ft front aspect living room with feature fireplace, offering plenty of space for a generous suite. Next is the dining room which offers a dedicated space for a large table to entertain friends and family. Original brick tiled flooring and range provide a nod to the properties origins and make a wonderful feature to this room. The rear aspect kitchen offers the potential for modernisation with a number of traditional base and eye level units, space for a cooker as well as additional freestanding appliances. This is a lovely bright space thanks to the large Velux window whilst also overlooking and providing access out to the garden. A door leads into the downstairs bathroom which includes a bath with handheld shower as well as a separate toilet.

From the dining room stairs rise up to the first-floor landing which in turn leads to two good sized double bedrooms, with the master bedrooms enjoying floor to ceiling built-in wardrobe and wonderful views. A bonus attic room occupies the second floor, accessed via the second bedroom and enjoys far reaching views towards both Boxhill and Brockham village.

Outside

Towards the front of the property, there is a paved courtyard area to position a bistro table and chairs. The rear garden is mostly laid to lawn, edged with timber fencing and mature trees for added privacy. There is also a useful side access gate.

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 FTTC connection.

PLEASE NOTE – These photos were taken before the current tenant moved in 2024.

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.

FURNITURE AND FITTINGS Will be sold as seen, no warranty is given for the condition of the property or its contents.

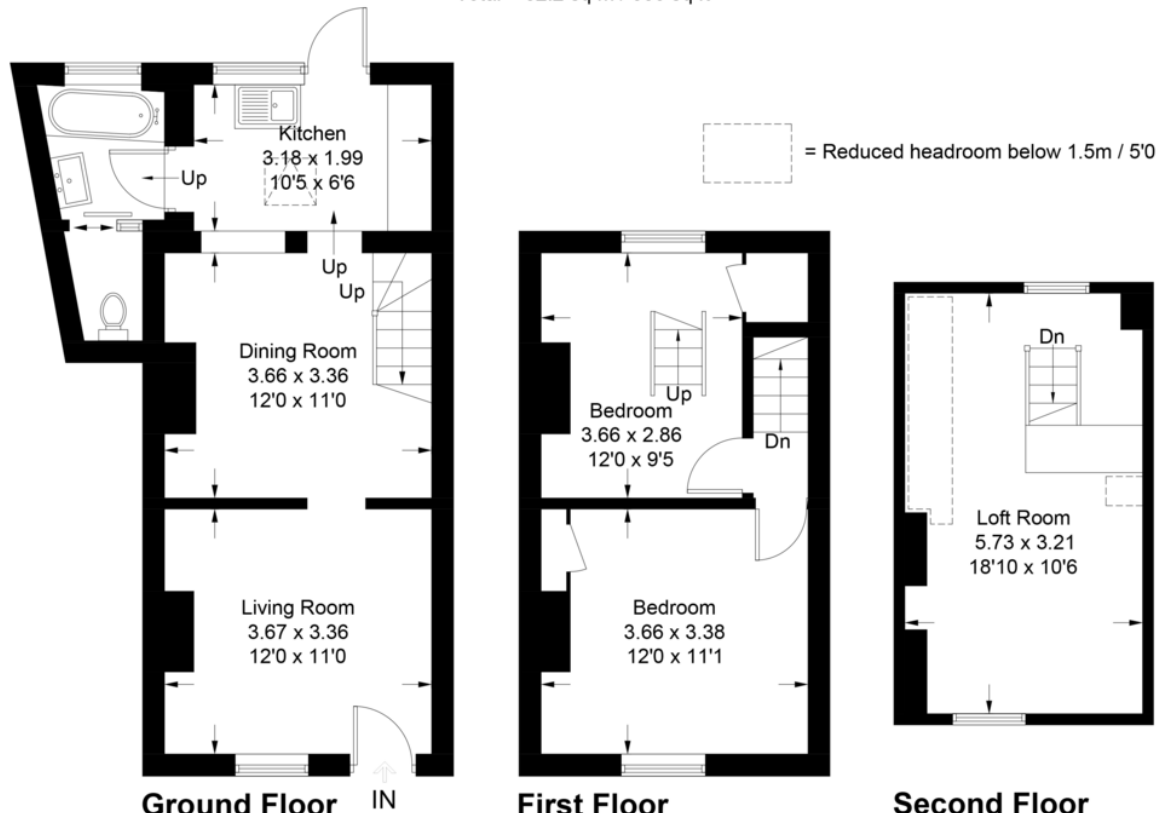


The Borough, RH3

Approximate Gross Internal Area = 80.0 sq m / 861 sq ft
(Excluding Reduced Headroom)

Reduced Headroom = 2.2 sq m / 24 sq ft

Total = 82.2 sq m / 885 sq ft



%epcGraph_c_1_328%

COUNCIL TAX BAND

Tax Band E

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.