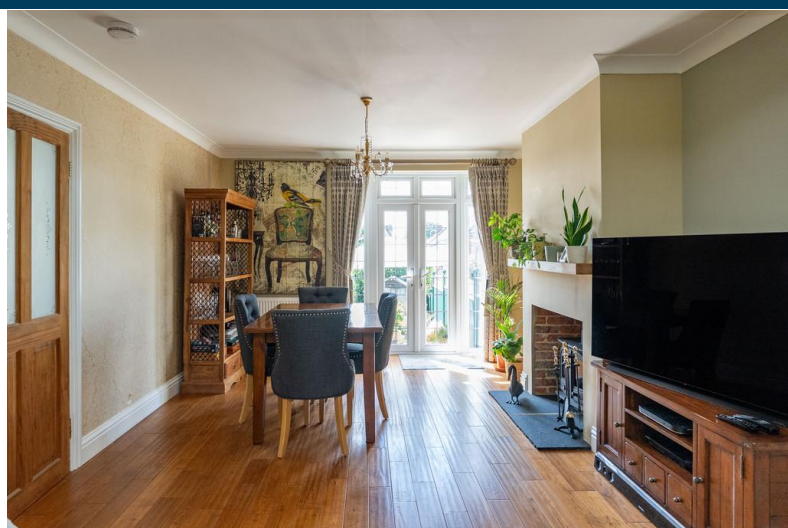
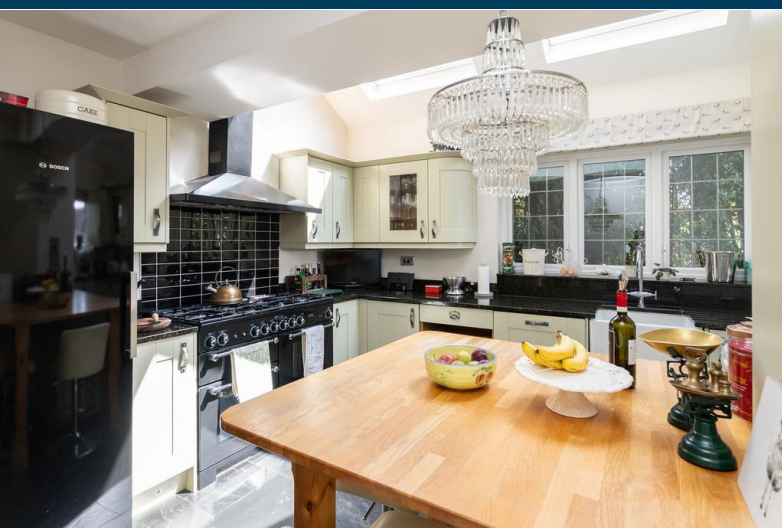




Kiln Lane, Brockham

- NO ONWARD CHAIN
- THREE/FOUR BEDROOMS
- BROCKHAM VILLAGE LOCATION
- DRIVEWAY PARKING FOR SEVERAL CARS
- SHORT WALK TO VILLAGE GREEN, PUB AND SHOP
- BEAUTIFULLY PRESENTED THROUGHOUT
- IMPRESSIVE FRONT & REAR GARDENS
- OPEN PLAN LIVING/DINING ROOMS WITH LOG BURNING STOVE

Guide Price £725,000

EPC Rating '66'

- STUDY/FOURTH BEDROOM
- CLOSE TO NURSERY & SCHOOL



NO ONWARD CHAIN An exceptional three/four-bedroom semi-detached home on the sought-after Kiln Lane, just a short walk from Brockham village. Extended across the ground and second floors, the property offers generous proportions, versatile open-plan living, beautifully landscaped front and rear gardens and ample driveway parking - all set within a prime village location close to the excellent primary school, nursery and other amenities.

Upon entering, you are welcomed into a bright hallway which connects to all principal rooms. The heart of the home is the impressive open-plan living and dining area, finished with solid hardwood flooring and warmed by a feature log burner. This inviting space offers ample room for comfortable seating and dining, with French doors opening directly onto the rear garden, perfect for indoor-outdoor living. The beautifully appointed kitchen is full of character, featuring traditional-style units, a Rangemaster cooker, integrated appliances, and a large central island - ideal for family gatherings. Slate flooring adds an elegant finish to the space. Just off the kitchen, a short corridor leads to a handy utility area, a separate WC, and access to the garden. At the front of the property is a versatile study/fourth bedroom, complete with its own private access via French doors and a large Velux window that floods the room with natural light - perfect as a home office, guest room, or playroom.

Upstairs, the first-floor landing is light and spacious, with a full-height linen cupboard for added storage. The stylish family bathroom is full of charm, featuring a freestanding claw-foot bathtub, separate shower cubicle and bespoke vanity unit. The main bedroom is positioned at the rear, offering peaceful garden views and space for freestanding furniture. The second bedroom is another well-proportioned double, complete with a character fireplace and views over the front garden. A further staircase leads to the top floor, where a small landing provides an ideal study nook and gives access to the third double bedroom. This loft-style room benefits from Velux windows and elevated views, creating a calm, elevated retreat.

Outside

The home sits centrally within its generous plot. The front garden is a true highlight, tiered with granite stone steps and beautifully landscaped into two distinct areas: a lower garden with gravel paths, lavender hedging and a tranquil water feature, and an upper tropical garden with specimen plants and a pergola-covered patio - a perfect spot to unwind. To the rear, the south-facing garden enjoys all-day sun and is designed for low maintenance with a spacious patio, lawned area and a large shed. The gated driveway offers off-road parking for multiple vehicles, completing this superb family home.

Council Tax Band and Utilities

The property is council tax band E. The property is connected to mains drainage electricity, gas and water. The broadband connection is FTTC.

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. Close by is 'The Elizabeth Bailey field' with children's playground. Dorking and Reigate market town centres are a short drive away offering major supermarkets, leisure centres, theatres, cinemas and mainline 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.

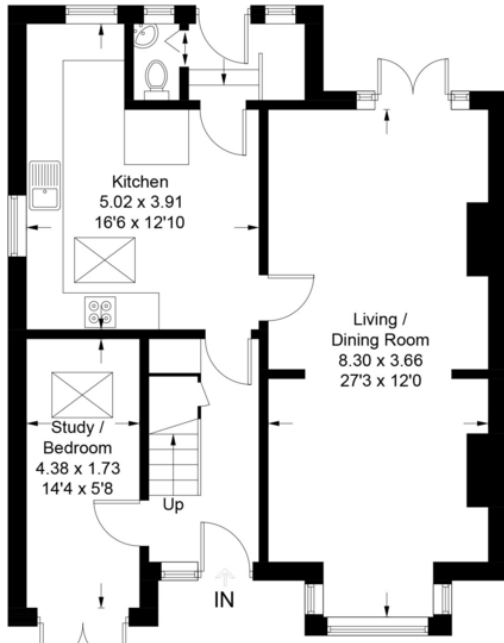
VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD.

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.

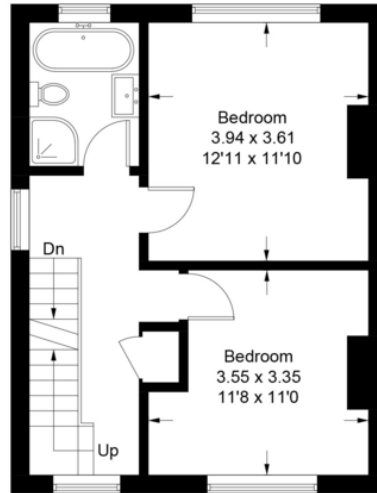


Kiln Lane, RH3

Approximate Gross Internal Area = 128.1sq m / 1379 sq ft
(Excluding Eaves)

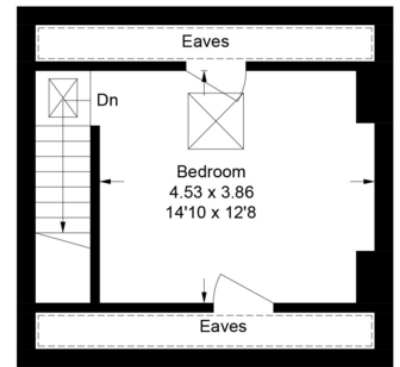


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

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. (ID1204922)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



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