



Oakdene Road

Brockham

**Guide Price £699,950**

## Property Features

- THREE/FOUR DOUBLE BEDROOMS
- FLEXIBLE LAYOUT
- OPEN PLAN KITCHEN/DINING ROOM
- DRIVEWAY PARKING & ENCLOSED GARDEN
- 14FT LIVING ROOM
- UPDATED FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM/ UTILITY
- BROCKHAM VILLAGE LOCATION
- SHORT WALK TO EXCELLENT NURSERY, PRIMARY SCHOOL, DOCTORS AND SHOPS
- CLOSE TO THE VILLAGE GREEN, CHURCH AND MILES OF UNSPOILT COUNTRYSIDE



# Full Description

Situated in the highly sought-after village of Brockham, this exceptional three / four double bedroom family home offers stylish, contemporary living with a practical layout, driveway parking and a private rear garden - all within walking distance of the local school, nursery and all of the villages well regarded amenities .

Upon entering, you're welcomed by a bright and spacious hallway providing access to all principal rooms and stairs to the first floor. The front-aspect living room is a serene and elegant space, with soft neutral décor, a large bay window allowing in plenty of natural light and bespoke built-in shelving for added charm and functionality. To the rear of the home lies a stunning open-plan kitchen and dining area, the true heart of the property. Featuring shaker-style cabinetry, solid wood worktops and integrated appliances the kitchen is both stylish and practical. The adjoining dining space enjoys garden views and opens directly onto the patio, creating a seamless flow for indoor-outdoor living. A versatile family room just off the hallway can be used as a playroom, home office, or even a fourth bedroom, with an adjacent ground floor shower room finishing off the downstairs accommodation. Ups tairs, you'll find three generously sized double bedrooms. The main bedroom, measuring an impressive 13'5 x 10'10, benefits from triple-aspect windows, built-in wardrobes with sliding doors and a bright, airy feel. The two additional double bedrooms also include integrated storage and delightful views over the surrounding area. A luxurious family bathroom completes the upper floor, boasting a walk-in shower, separate bathtub and vanity unit for added storage.

## Outside

To the front, the property offers driveway parking for two vehicles and side access to the rear garden. The garden itself is a private and secure space, ideal for families, featuring a paved patio for outdoor dining and a well-maintained lawn bordered by mature hedging for enhanced seclusion.

## Council Tax Band & 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.

## 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](http://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. There is also an off-road cycle route from Brockham to Dorking station, useful for commuting. 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.

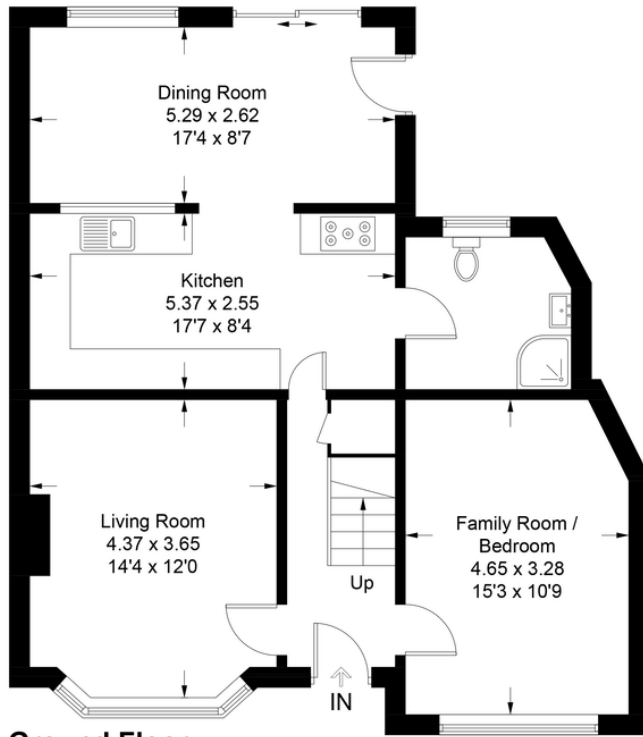




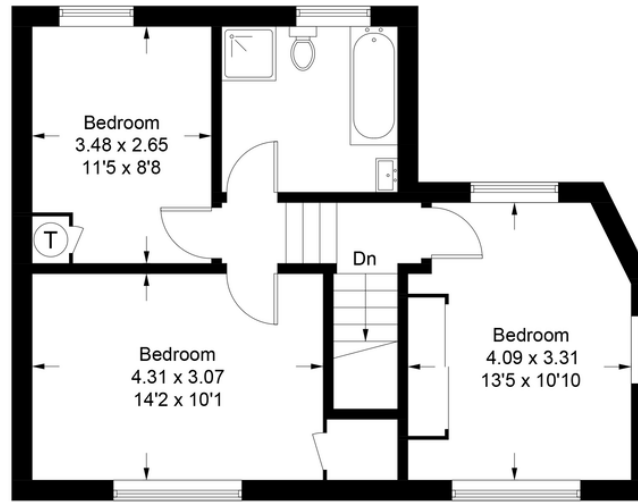


# Oakdene Road, RH3

Approximate Gross Internal Area = 124.3 sq m / 1338 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207533)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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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