



Middle Green

Brockham

Guide Price £665,000

Property Features

- NO ONWARD CHAIN
- FOUR BEDROOMS & TWO BATHROOMS
- FITTED KITCHEN WITH SEPARATE UTILITY ROOM
- GARAGE PARKING & ALLOCATED VISITOR BAYS
- BEAUTIFULLY PRESENTED THROUGHOUT
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- BROCKHAM VILLAGE
- PRETTY REAR GARDEN
- CLOSE TO VILLAGE GREEN, BUTCHERS, PHARMACY & SHOPS
- CLOSE TO MILES OF GREEN OPEN SPACES



Full Description

NO ONWARD CHAIN Tucked away in the peaceful and sought-after Brockham Green development, this charming family home combines timeless style with versatile living spaces. Ideally positioned within walking distance of Brockham Green, local shops and village amenities, this wonderful home presents an excellent opportunity for those seeking village life in a welcoming community, with countryside walks on the doorstep and easy access to commuter links.

The property opens into a welcoming hallway with built-in storage, ensuring a clutter-free entrance. At the heart of the home lies the open-plan kitchen/diner, finished with classic shaker units, quality countertops and a breakfast bar for casual meals. French doors seamlessly connect this space to the generous living and dining room, where dual sets of French doors flood the room with natural light and open directly onto the private garden, a superb setting for entertaining or relaxing with family. A separate utility room provides additional storage and space for laundry appliances, while attractive wooden flooring runs throughout the ground floor, creating a seamless flow between rooms.

Upstairs, the main bedroom is a spacious double, complete with wall-to-wall fitted wardrobes and a stylish ensuite shower room. Three further bedrooms all enjoy leafy outlooks and plenty of natural light. A well-appointed family bathroom, with a bath and overhead shower, serves these rooms.

Outside, the private garden offers a peaceful retreat, perfect for outdoor dining or children's play, with both a patio area leading off the living room, and an area of lawn. At the rear of the garden there is a shed for storing tools and other garden items, and a short passageway leading to the side door of the garage.

Council Tax & Utilities

This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity. The internet is a FTTC connection. PLEASE NOTE: There is a service charge of £1,875.28 per annum. This covers the communal gardens and private road upkeep. Full information is available upon request.

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.

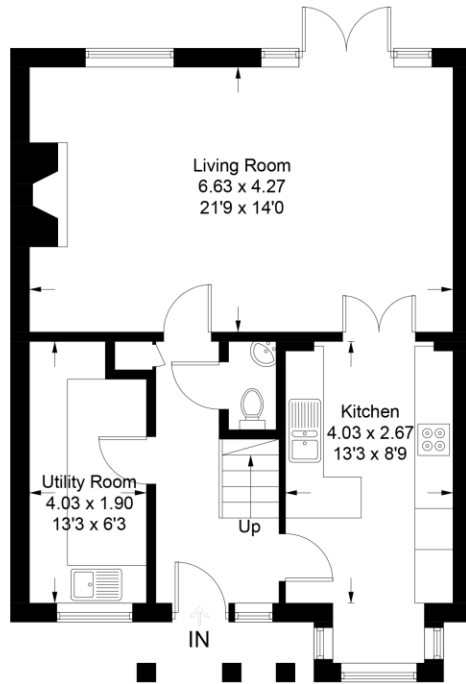
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known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



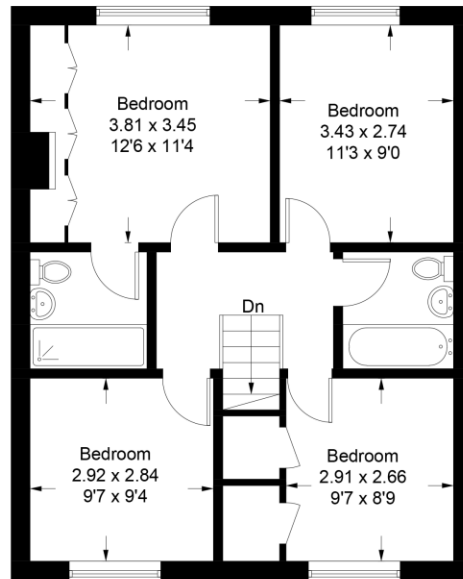


Middle Green, RH3

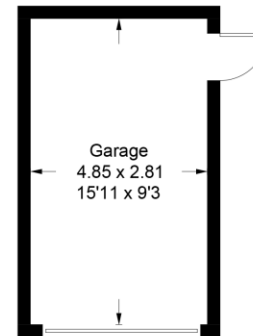
Approximate Gross Internal Area = 115.6 sq m / 1244 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 129.2 sq m / 1390 sq ft



Ground Floor



First 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. (ID1245692)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking,
Surrey, RH4 2HD

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01306 776674

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