



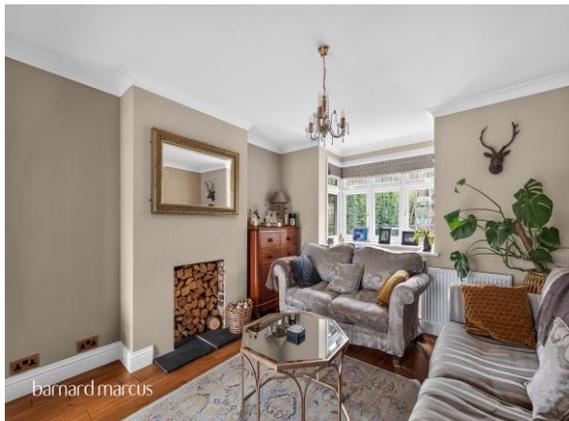
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**Kiln Lane, Brockham Betchworth RH3 7LX**

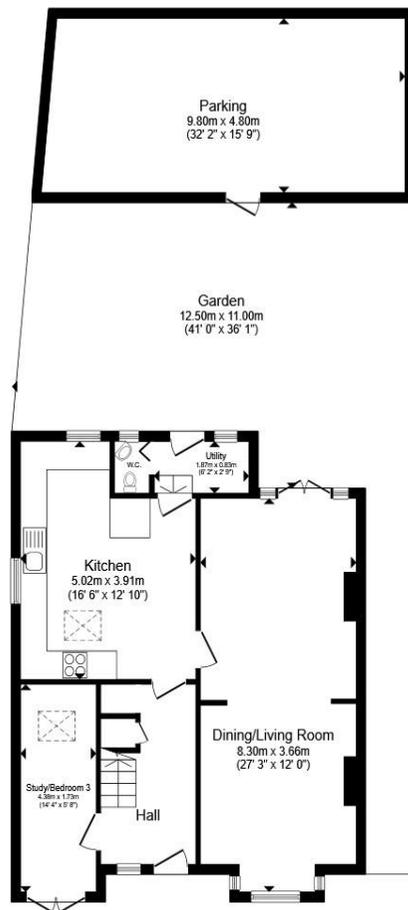
welcome to

## Kiln Lane, Brockham Betchworth

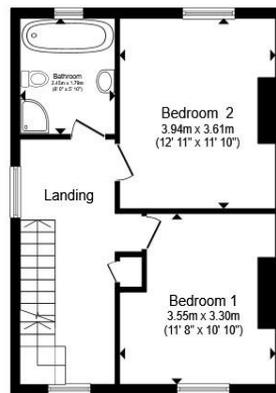
Situated in the highly sought-after village of Brockham, this beautifully presented three/four bedroom detached family home offers spacious and versatile accommodation arranged over three floors, perfectly designed for modern family living. The property welcomes you into a stunning open-plan kitchen, fully fitted with an abundance of cabinetry and generous worktop space, ideal for both everyday family life and keen home cooks. The kitchen flows seamlessly into the impressive open-plan living and dining area, creating a wonderfully sociable heart of the home. The living room is enhanced by a charming bay window overlooking the gorgeous rear garden, while a characterful log burner provides a warm and cosy focal point. There is ample space for a substantial dining table, making this an excellent space for entertaining and family gatherings. French doors open out to the private front garden, allowing natural light to pour in and offering a lovely indoor-outdoor connection. The ground floor is completed by a convenient downstairs cloakroom and an additional versatile reception room.



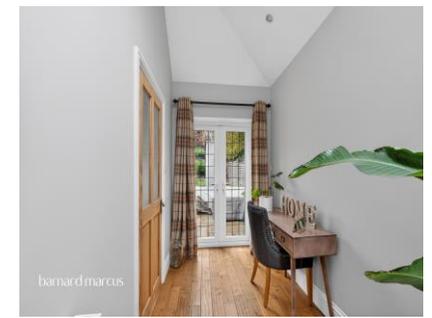
Currently used as extra living space, this bright and airy room would make an ideal home office, garden room, or comfortable guest bedroom, catering perfectly to flexible family needs. On the first floor, you will find two generous double bedrooms, both offering ample space for bedroom furniture and storage. The stylish family bathroom is beautifully appointed, featuring a stunning freestanding bath, separate shower enclosure, low-level W.C., and wash hand basin with useful storage below. The top floor hosts a further spacious double bedroom, flooded with natural light from Velux windows. Externally, the property continues to impress. To the front, the garden has been tastefully landscaped to create a peaceful and inviting outdoor retreat. A generous patio area directly outside the house offers ample space for garden furniture, perfect for outdoor entertaining and al fresco dining. Beyond, the vibrant garden features mature borders, gravel pathways, and railway sleeper beds filled with an array of thoughtfully chosen plants. York stone steps rise to the rear of the garden, offering both character and practical access. To the rear a private driveway provides off-road parking for up to three vehicles, with a gate and pathway leading to the property. Lawned areas flank the approach, complemented by an attractive patio seating area.



**Ground Floor**



**First Floor**



Total floor area 112.4 m<sup>2</sup> (1,209 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Kiln Lane, Brockham Betchworth

- Three/four bedroom semi-detached
- Driveway for three cars
- Beautifully landscaped garden
- Open plan living and dining room
- Located in Brockham Village
- Versatile study/guest room

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

**£725,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/DRK101916](https://www.barnardmarcus.co.uk/Property/DRK101916)



Property Ref:  
DRK101916 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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