



Middle Street

Brockham

Guide Price £525,000

Property Features

- THREE BEDROOMS
- RECENTLY UPDATED THROUGHOUT
- DRIVEWAY PARKING FOR TWO CARS
- STUNNING VIEWS ACROSS FIELDS
- SHORT WALK TO VILLAGE SHOP, GREEN AND PUB
- SITTING ROOM WITH WOOD BURNING STOVE
- UPDATED KITCHEN/BREAKFAST ROOM OVERLOOKING FIELDS
- DINING ROOM
- BATHROOM WITH SEPARATE W/C
- CLOSE TO STUNNING COUNTRYSIDE



Full Description

Set in the picturesque and highly sought-after village of Brockham, this delightful three-bedroom period cottage beautifully blends character features with modern comforts. Thoughtfully updated and extended, the property retains its original charm while offering practical amenities such as driveway parking and stunning views over open fields. Further benefits include planning permission for a single storey side extension (MO/2024/2089).

The beautifully presented interior begins with a cosy yet light-filled front sitting room, featuring oak stripped flooring, a character fireplace, and a wood-burning stove. The adjoining front-aspect dining room provides a welcoming space for family meals, complete with a tiled floor and a useful storage cupboard. At the heart of the home lies the impressive 19ft kitchen/breakfast room, which has been updated with a range of modern units, contemporary Quartz worktops, and integrated appliances including a cooker, hob, fridge, freezer and dishwasher. With three windows and a glazed door opening directly to the garden, this bright and airy room is perfect for everyday living and entertaining with plenty of room for a large dining table and chairs.

Upstairs, the landing leads to three well-proportioned bedrooms-two doubles and a generous single-all enjoying beautiful views across the surrounding countryside. The updated family bathroom features a modern white suite, complemented by a large airing cupboard and a separate WC. Additional benefits include a boarded loft, LED lighting throughout, and new carpets fitted at the end of 2016.

The property also has planning permission granted for a single storey side extension (MO/2024/2089). This would create a dedicated dining area off the kitchen and a downstairs shower room.

Outside

The front garden is enclosed by mature hedging, with a pathway leading to the porch and front door, as well as a side access gate. The rear garden is a true highlight-offering a wraparound patio ideal for outdoor dining, a lawned area, and far-reaching views across open fields. To the front, a private driveway provides parking for two cars with the potential to create further parking if needed. A large, recently added shed offers excellent additional storage and could serve as a home office.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Location

Strood Green is situated within Brockham village, which is highly regarded in the area, with its picturesque green, famous bonfire night, shops, butchers, 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. 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, cycling 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.
FIXTURES & FITTINGS - 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. MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





Middle Street, RH3

Approximate Gross Internal Area = 78.1 sq m / 841 sq ft
 Shed = 7.5 sq m / 81 sq ft
 Total = 85.6 sq m / 922 sq ft



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. (ID1252899)

COUNCIL TAX BAND

D

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



Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

