



The Borough

Brockham

Guide Price £780,000

Property Features

- NO ONWARD CHAIN
- THREE BEDROOMS & TWO BATHROOMS
- IMPRESSIVE PLOT
- POTENTIAL TO EXTEND AND MODERNISE STPP
- BROCKHAM VILLAGE
- LARGE GARDEN BACKING ONTO FIELDS
- 21 FT LIVING ROOM WITH LOG BURING STOVE
- GARDEN ROOM & SEPARATE CONSERVATORY
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO STUNNING COUNTRYSIDE



Full Description

NO ONWARD CHAIN A rare opportunity to modernise and extend a three-bedroom home, occupying a generous plot in the highly sought-after village of Brockham. Surrounded by beautiful Surrey countryside and enjoying a semi-rural setting with views across neighbouring fields, the property offers enormous potential for a purchaser looking to create a fantastic long-term family home. Set within sought-after Brockham village, the property combines a peaceful, semi-rural atmosphere with the convenience of village life, while miles of beautiful countryside are quite literally on the doorstep.

The existing accommodation offers a versatile layout with three bedrooms and two bathrooms, alongside generous living spaces that could be reconfigured and updated to suit modern family life. The main reception room is particularly spacious, 21 ft in total, with a central fireplace and plenty of room to create separate sitting and dining areas. The kitchen provides further scope for improvement, while two further conservatory-style additions bring in plenty of natural light and connect the house with its surroundings. Although the property now requires comprehensive modernisation, it is the size of the plot and potential to extend that really sets it apart. Subject to the necessary planning permissions, there is exciting scope to enlarge and remodel the existing accommodation, potentially creating a substantial open-plan kitchen/family space and making much greater use of the property's footprint and garden outlook.

Outside, the house sits within a large, established plot, surrounded by mature trees, hedging and planting which give the gardens a wonderfully private and secluded feel. The generous outside space provides further opportunity for landscaping and improvement, while off-road parking for several cars adds to the practicality of the property.

Council Tax & Utilities

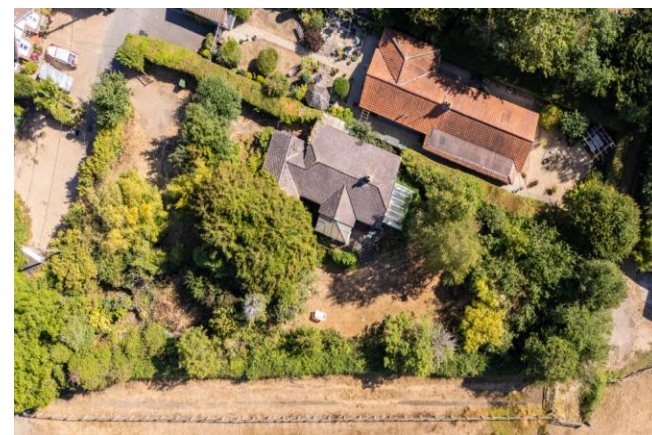
This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband connection is FTTC.

Location

Brockham is 1.5 miles east of Dorking and is highly regarded in the area, with its picturesque village green, famous bonfire night, shops, pubs, church, school, doctor's surgery, pharmacy 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, London Bridge 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.



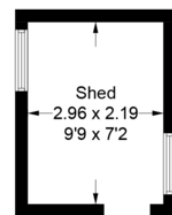
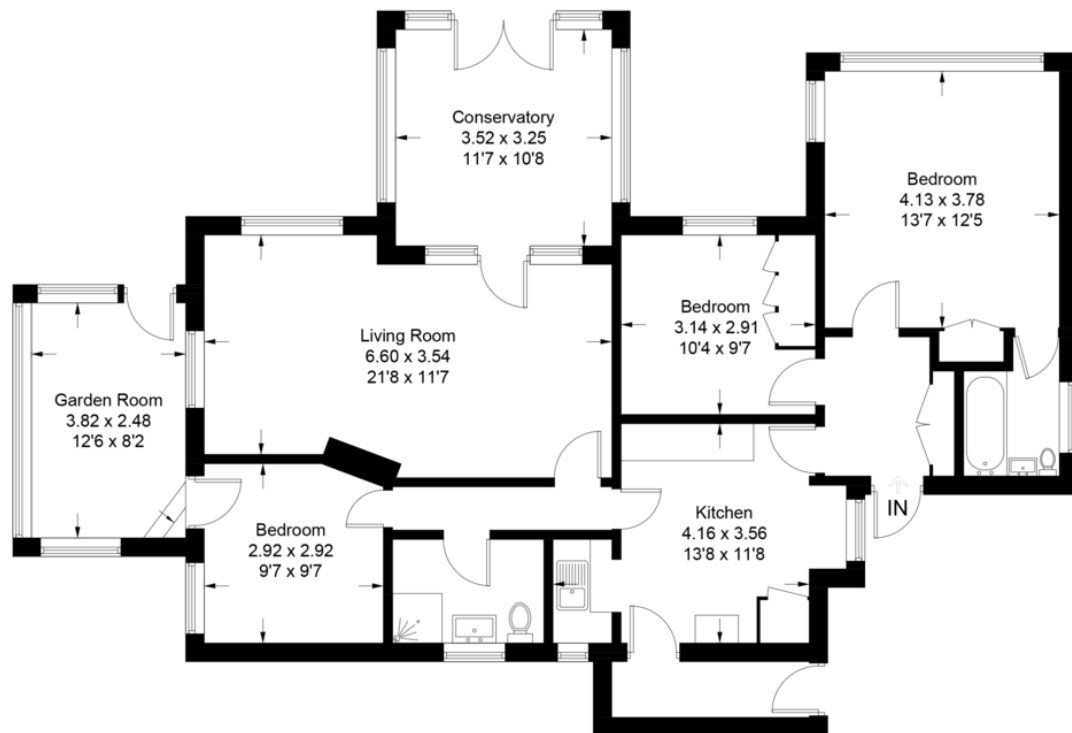


The Borough, RH3

Approximate Gross Internal Area = 118.2 sq m / 1272 sq ft

Shed = 6.5 sq m / 70 sq ft

Total = 124.7 sq m / 1342 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326091)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Surrey, RH4 2HD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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