



## Hillside Gardens

Brockham, Betchworth

**Offers In Excess Of £850,000**

### Property Features

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- NO ONWARD CHAIN
- THREE BEDROOMS
- POTENTIAL TO UPDATE & EXTEND STPP
- MATURE REAR GARDEN
- DETACHED GARAGE & DRIVEWAY PARKING
- THREE RECEPTION ROOMS
- QUIET CUL DE SAC LOCATION
- SHORT WALK TO BROCKHAM VILLAGE GREEN, SHOPS & PUBS
- CLOSE TO MILES OF OPEN COUNTRYSIDE
- SHORT DRIVE TO DORKING TOWN CENTRE



# Full Description

**\* NO ONWARD CHAIN\*** Set within a quiet and highly sought-after cul-de-sac in the heart of Brockham village, this detached three-bedroom family home offers well maintained accommodation, a stunning mature rear garden, off-road parking and a single garage. Having been lovingly cared for by the same owners for over 50 years, the property now presents an exciting opportunity for new owners to modernise and extend, STPP.

The accommodation begins with a welcoming entrance hallway leading to all principal rooms. To the front of the property is a bright and spacious lounge featuring a large bay window that floods the room with natural light, alongside an electric fireplace with the potential to be opened up for a log-burning stove if desired. There is ample space for a variety of seating arrangements, making it an ideal family living area. The lounge flows through to a cosy dining room with plenty of room for a large dining table and chairs, perfect for entertaining or family meals. Beyond this, the conservatory enjoys delightful views over the mature rear garden and provides direct access to the patio, creating a versatile additional reception space suitable for a range of uses. Positioned at the rear of the home, the kitchen offers a range of traditional units, freestanding appliances and practical tiled flooring. It also leads through to a useful shower room/utility area, while a side door provides convenient access to both the garage and garden.

Upstairs, there are three well-proportioned bedrooms. The generous principal bedroom benefits from large windows that flood the room with light, fitted wardrobes and attractive extended views. Bedroom two is another spacious double room with fitted wardrobes and lovely views over the rear garden, while bedroom three is a comfortable single bedroom, ideal as a child's room, nursery or home office. The family bathroom currently offers a bath with wall mounted shower and sink. A separate W/C lies adjacent to the bathroom. All bedrooms feature neutral wooden flooring, while the ground floor has recently been fitted with new carpets throughout.

Further benefits include excellent potential to extend to the side and rear, subject to the necessary planning consents, making this a wonderful long-term family home in a desirable village setting.

Outside, the property benefits from driveway parking to the front and convenient side access leading to the rear garden. A true highlight of this charming home, the beautifully maintained rear garden enjoys a high degree of privacy, thoughtfully screened by mature hedging and an attractive selection of fruit trees. The tranquil setting is further enhanced by a small waterfall flowing into a pond, creating a peaceful retreat and an inviting haven for wildlife.

## Council Tax Band & Utilities

This property falls under Council Tax Band F. 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.





# Hillside Gardens, RH3

Approximate Gross Internal Area = 115.9 sq m / 1247 sq ft  
 Garage / Store = 18.0 sq m / 194 sq ft  
 Total = 133.9 sq m / 1441 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305624)

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

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**COUNCIL TAX BAND F**

**TENURE Freehold**

**LOCAL AUTHORITY Mole Valley District Council**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

