



patrick  
gardner  
RESIDENTIAL

1 Holly Close, Brockham, Surrey, RH3 7DD

Asking Price £725,000



- MODERN SEMI-DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING ROOM
- THREE BEDROOMS
- STUNNING LANDSCAPED GARDENS
- DRIVEWAY PARKING FOR SEVERAL CARS
- SITUATED CLOSE TO BROCKHAM GREEN
- FORMAL SITTING ROOM
- UTILITY ROOM & SEPARATE WC
- POTENTIAL TO EXTEND STPP
- VENDOR SUITED

## Description

A beautifully presented three-bedroom semi-detached home, built in 2019 and ideally positioned within a peaceful cul-de-sac in the highly sought-after village of Brockham. Offering bright and spacious accommodation arranged over two floors, this attractive property combines stylish modern family living with further potential to extend, subject to the usual consents.

The welcoming entrance hall leads to an elegant sitting room featuring a bay window, attractive front aspects and a charming feature fireplace. To the rear, the superb open-plan kitchen/dining room forms the heart of the home, fitted with contemporary shaker-style cabinetry, quartz worktops and a range of integrated appliances. The dining area provides an ideal space for both everyday living and entertaining, with direct access onto the beautifully landscaped rear garden. A separate utility room and cloakroom complete the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms together with a stylish family bathroom. The bedrooms enjoy varying aspects, with pleasant views over the rear garden and towards the surrounding country fields to the front, creating a wonderful sense of space and tranquillity.

Externally, the property benefits from extensive private driveway parking and beautifully landscaped gardens to both the front and rear. The rear garden has been thoughtfully designed with lawned areas, mature planting and two patio terraces, providing ideal spaces for al fresco dining and outdoor entertaining.

Situated close to Brockham village green and its excellent local amenities, and surrounded by the stunning countryside of the Surrey Hills Area of Outstanding Natural Beauty, this is a rare opportunity to acquire an exceptional home in one of Dorking's most desirable villages.

## Situation

Holly Close is an exclusive private cul-de-sac nestled in the heart of the picturesque village of Brockham. Ideally positioned close to Brockham Rugby Club and the renowned village green, the village offers a warm and welcoming community with a range of everyday amenities including local shops, a primary school, doctor's surgery, church and traditional pubs, all within easy reach of the property.

With accessible walks on the doorstep, the surrounding countryside, forming part of the Surrey Hills Area of Outstanding Natural Beauty, is amongst the finest in the country with the iconic Box Hill close by.

Just three miles away, Dorking is a vibrant and charming market town set at the foot of the Surrey Hills along the North Downs Way. Its bustling High Street offers an excellent mix of independent boutiques, cafés and well-known retailers including Waitrose, Sainsbury's and Marks & Spencer.

On the outskirts of the town lies Denbies Wine Estate, England's largest vineyard, while Dorking itself enjoys a thriving cultural and leisure scene. The Dorking Halls hosts theatre productions and cinema screenings, and the Dorking Sports Centre provides an excellent range of recreational facilities.

Dorking is particularly well connected, with three railway stations offering convenient services to London, Guildford and the south coast.

The area is also highly regarded for its excellent schooling, including The North Downs Primary School in Brockham, together with sought-after secondary schools such as The Ashcombe School and The Priory Church of England School in nearby Dorking.

## Tenure

Freehold

## EPC

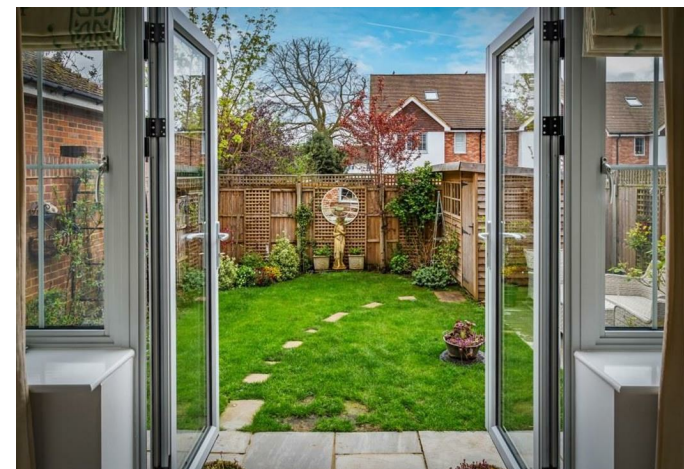
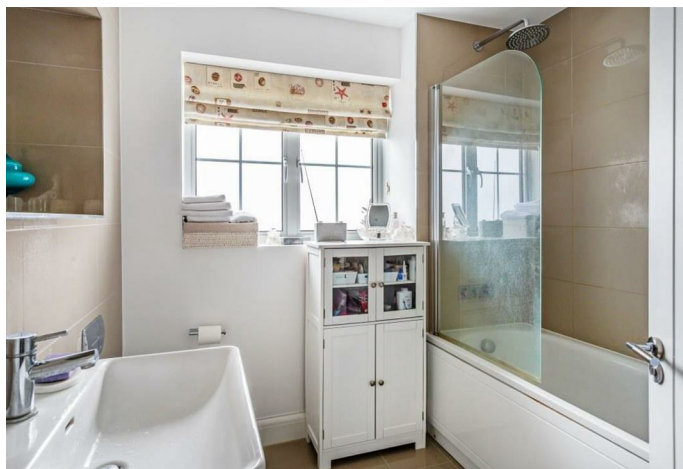
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## Council Tax Band

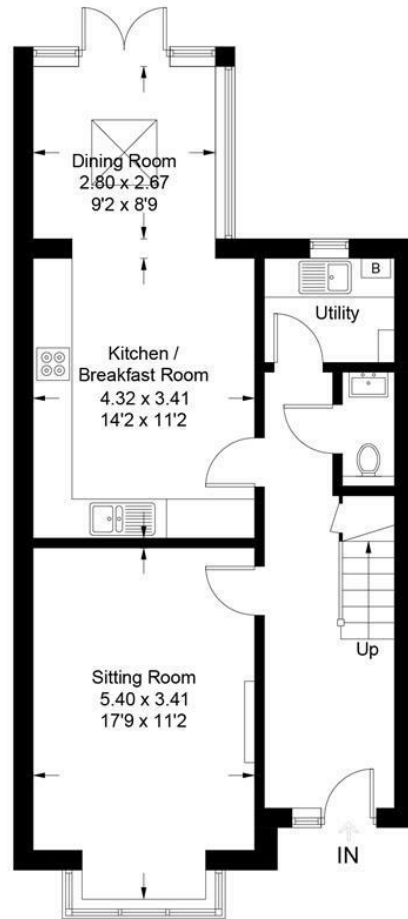
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## Estate Charges

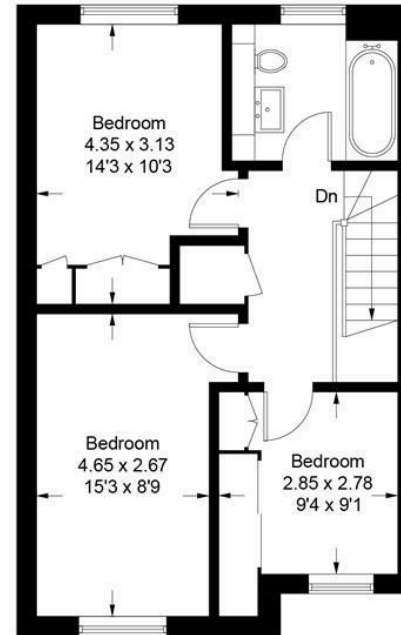
£240 Per Annum



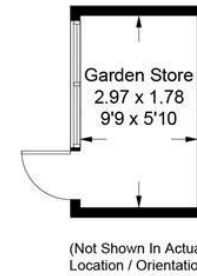
Approximate Gross Internal Area = 108.2 sq m / 1164 sq ft  
Garden Store = 5.3 sq m / 57 sq ft  
Total = 113.5 sq m / 1221 sq ft



Ground Floor



First Floor



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 decisions reliant upon them. (ID1067852)

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