

## Tanners Meadow, Brockham

Guide Price £439,950

EPC Rating '62'

- NO ONWARD CHAIN
- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- SPACIOUS SITTING ROOM
- POTENTIAL TO EXTEND STPP
- SINGLE GARAGE & PARKING FOR TWO CARS
- SOUTH FACING REAR GARDEN
- QUIET CUL DE SAC LOCATION
- POTENTIAL TO MODERNISE THROUGHOUT
- SHORT WALK TO BROCKHAM GREEN, PHARMACY & SHOP
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A two-bedroom semi-detached home, tucked away in a peaceful position with a delightful south-facing garden, single garage, and parking for two cars. It is offered in good decorative order, the main rooms having recently been painted. There is excellent potential for the buyer to make the property their own, with the potential for extending subject to planning permission. (Rear extension and loft conversion).

Ideally located just moments from the heart of Brockham village, the home is within walking distance of local amenities including two shops, doctor's surgery, nursery, primary school, village green and beautiful open countryside. Upon entering, you are welcomed into the hallway with stairs to the first floor and access to the spacious living room. Measuring an impressive 15ft, this room provides an ideal space for entertaining, with comfortable seating and bi-folding doors leading into the rear-aspect kitchen. The kitchen enjoys lovely views over the rear garden and is fitted with a range of traditional cabinets, worktops, and space for the usual appliances. There's also room for a dining table and chairs in the corner, making it a sociable and practical space. Double doors lead out onto the patio, flooding the room with natural light.

Upstairs, the landing gives access to all the first-floor rooms. The main bedroom is a generous size with built-in storage and space for further furniture. Bedroom two is a good-sized single, perfect for a guest room or home office, and overlooks the pretty rear garden. The bathroom is fitted with a white suite including a walk-in shower, vanity unit, and sink offering additional storage.

Outside the charming south-facing rear garden is a highlight, featuring a full-width patio directly off the kitchen - ideal for outdoor dining - and a lawn bordered by mature trees and fruit trees. The garden is fully enclosed, creating a private and low-maintenance space to enjoy. The garage can also be accessed via a rear door from the garden. Garage and Parking. The property benefits from a single garage and two parking spaces.

#### Location

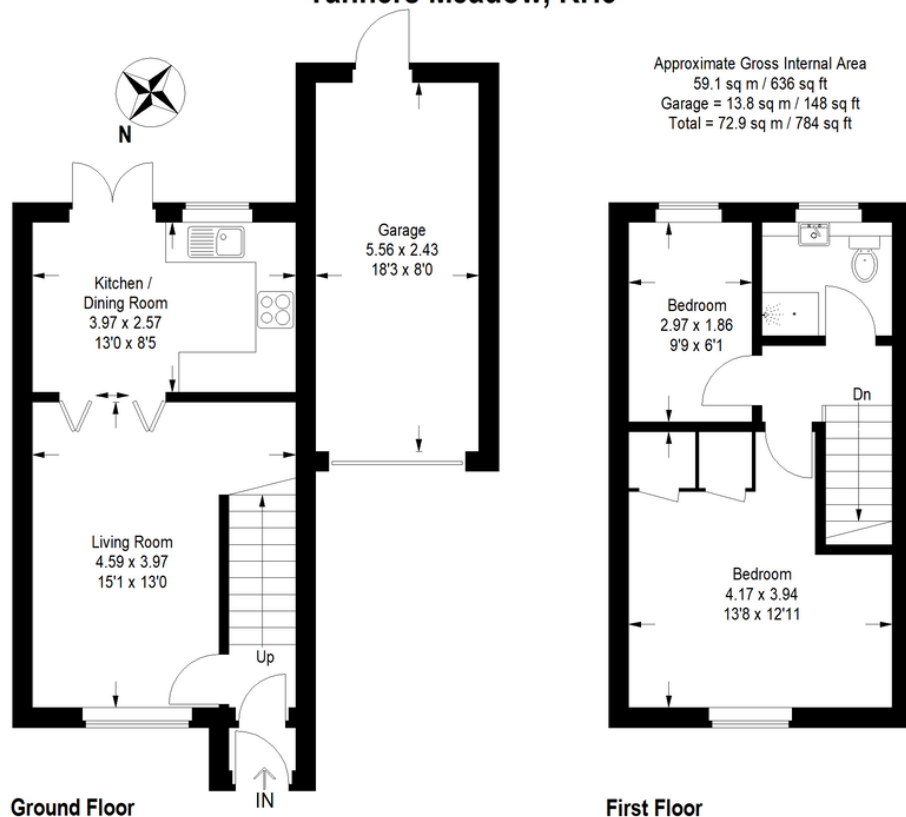
Brockham is 1.5 miles east of Dorking and is highly regarded in the area, with its picturesque Green, famous Bonfire night, shops, pubs, Church, school, doctor's surgery, and veterinary centre. The village website identifies many of the clubs, societies, and local facilities. Close by is 'The Elizabeth Bailey field' with children's playground. Dorking and Reigate market town centres are a short drive away offering major supermarkets, leisure centres, theatres, cinemas, and mainline stations connecting to London Victoria, London Waterloo, 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, 62 South Street, Dorking, RH4 2HD. Fixtures and fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings. Misrepresentation act - These particulars are for guidance only and do not form any part of any contract.





## Tanners Meadow, RH3



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. (ID1138725)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

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](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
01306 776674

