



## Hillside Gardens, Brockham

- TWO DOUBLE BEDROOMS
- IMPRESSIVE SITTING/DINING ROOM
- POTENTIAL TO EXTEND PLANNING GRANTED MO/2025/02527
- SOUGHT AFTER CUL DE SAC LOCATION
- BRIGHT AND SPACIOUS ACCOMMODATION
- SHORT WALK TO THE CHURCH, VILLAGE SHOP & PUBS
- BROCKHAM VILLAGE LOCATION

Guide Price £650,000

EPC Rating '57'

- OVER 1000 SQ FT IN TOTAL
- OFF ROAD PARKING
- CLOSE TO STUNNING COUNTRYSIDE



A well-presented, two-bedroom semi-detached home, recently updated in parts while still offering excellent potential to extend to both the side and rear, with planning permission granted (ref: MO/2025/02527). The property is situated in a sought-after cul-de-sac within walking distance of all that Brockham has to offer, including the picturesque village green, local shops and the village school.

The accommodation briefly comprises an entrance hall, an impressive L-shaped living/dining room featuring a decorative fireplace and patio doors opening onto the rear garden, as well as a modernised kitchen with access to a rear lobby and downstairs cloakroom. Upstairs, there are two generous double bedrooms with fitted wardrobes, a contemporary family shower room and a separate WC. Recent improvements include a new boiler (2023), recently installed double-glazed windows, new carpeting and redecoration throughout.

#### Outside

The property is approached via a private driveway with lawned area to the side, providing off-street parking for at least two vehicles and access to an attached single garage. A covered walkway leads to the enclosed rear garden, which offers a spacious patio area, a well-proportioned lawn and fenced boundaries.

#### Council Tax & Utilities

The property falls under Council Tax Band E. It is connected to mains water, drainage, gas, and electricity. Broadband is provided via a Fibre to the Cabinet (FTTC) connection.

#### Location

Brockham lies approximately 1.5 miles east of Dorking and is one of the area's most desirable villages. With its charming village green, well-known bonfire night, shops, pubs, church, primary school, doctor's surgery, pharmacy, and veterinary centre, Brockham offers a vibrant and welcoming community. The village website outlines the many clubs, societies, and local amenities available. Nearby Dorking and Reigate town centres provide an excellent range of shops, supermarkets, theatres, cinemas, leisure centres, and mainline rail links to London Victoria, London Waterloo, London Bridge and Reading. The area is especially renowned for its surrounding countryside, including Box Hill and Leith Hill – part of the Surrey Hills Area of Outstanding Natural Beauty – ideal for walking, riding, and other outdoor pursuits.

**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.



## Hillside Gardens, RH3

Approximate Gross Internal Area = 83.3 sq m / 897 sq ft  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 2.3 sq m / 25 sq ft  
 Garage = 13.9 sq m / 150 sq ft  
 Total = 99.5 sq m / 1072 sq ft

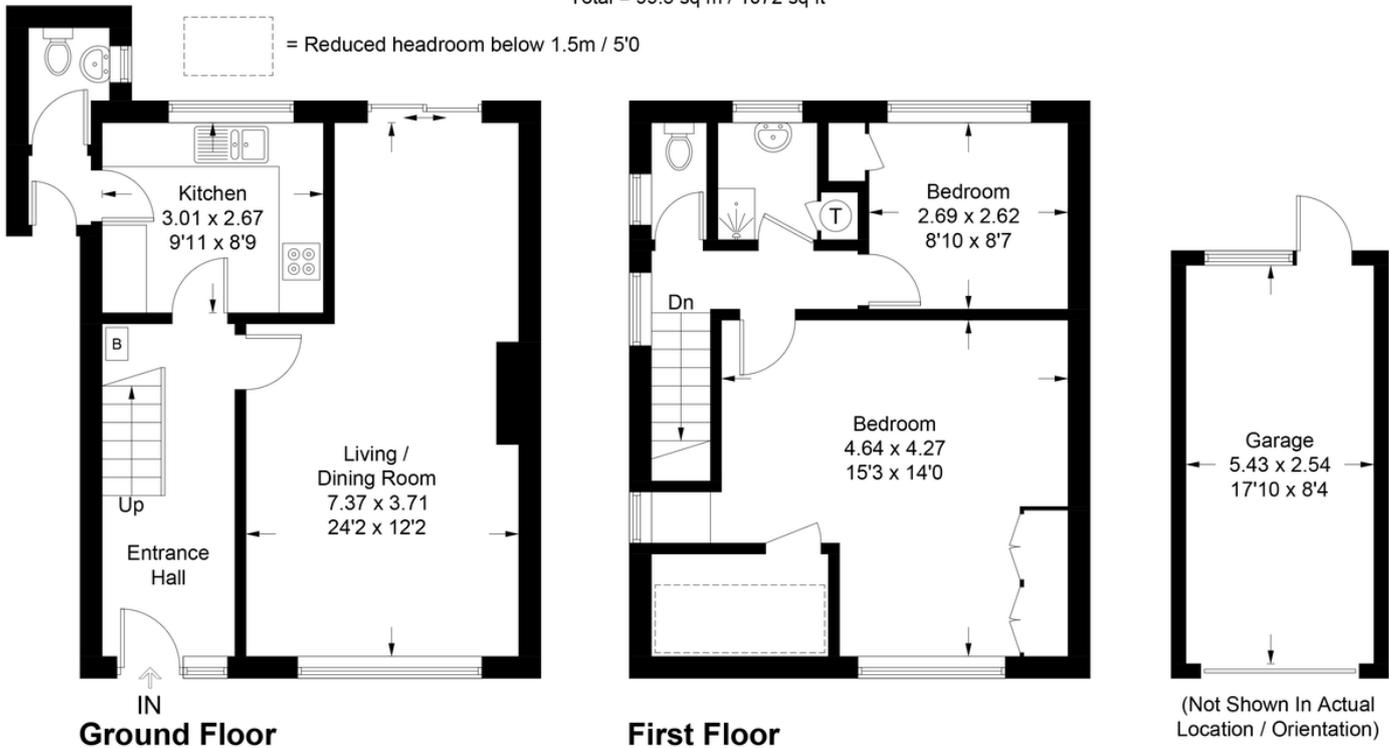


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1194104)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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