



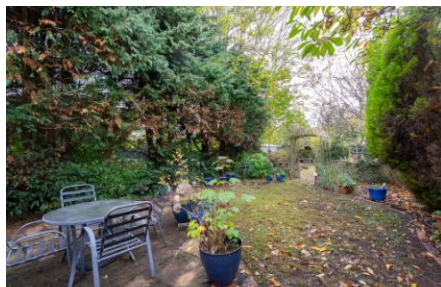
The Borough

Brockham

Guide Price £750,000

Property Features

- NO ONWARD CHAIN
- BROCKHAM VILLAGE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- DRIVEWAY PARKING
- PRETTY REAR GARDEN
- POTENTIAL FOR MODERNISATION THROUGHOUT
- SHORT WALK TO THE GREEN & SHOP
- LOUNGE WITH OPEN FIRE & EXPOSED BEAMS
- CLOSE TO EXCELLENT NURSERY & PRIMARY SCHOOL



Full Description

NO ONWARD CHAIN - An excellent opportunity to acquire a delightful semi-detached home occupying a quiet position in the centre of the much-admired village of Brockham, just a stone's throw from all the amenities this sought-after location has to offer. The property is brimming with character and original features, including parquet flooring, exposed beams and a feature open fireplace. While offering plenty of charm, there is also scope for modernisation, allowing the next owner to create a truly special home to their own taste.

The accommodation begins in a welcoming hallway which leads to all principal rooms. To the front is a bright and versatile hobby room, ideal as a home office, playroom, or snug. Adjacent sits the kitchen, fitted with a range of traditional base and eye-level units, worktops, and space for freestanding appliances. At the heart of the home lies the living room, a warm and inviting space showcasing an open stone fireplace, exposed beams and beautiful parquet flooring, enhancing its period charm. To the rear, the dining room enjoys lovely views over the garden through two sets of French doors, providing direct access to the patio and creating an ideal space for family gatherings and entertaining. Upstairs, there are three bedrooms, including a spacious main bedroom with a delightful outlook over the rear garden. Two further bedrooms are served by a family bathroom complete with large walk-in shower and a separate WC for added practicality.

Outside

The rear garden is a real highlight, both private and secluded from the neighbouring properties, bordered by mature trees and planting. A generous patio area leads onto a large lawn, creating a peaceful outdoor retreat perfect for relaxation or entertaining. To the front, there is a lawned area of garden along with driveway parking for two cars.

This charming home combines character, location, and potential in equal measure and is offered to the market with no onward chain.

Council Tax & Utilities

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

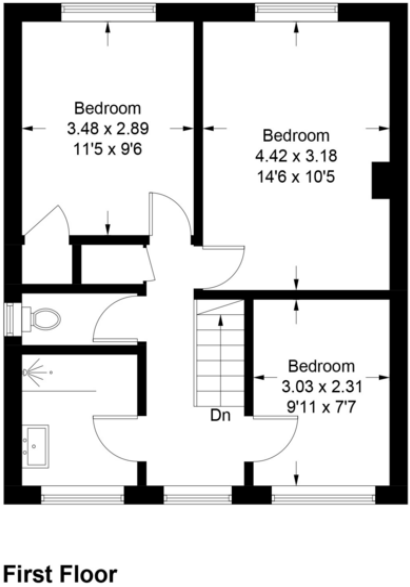
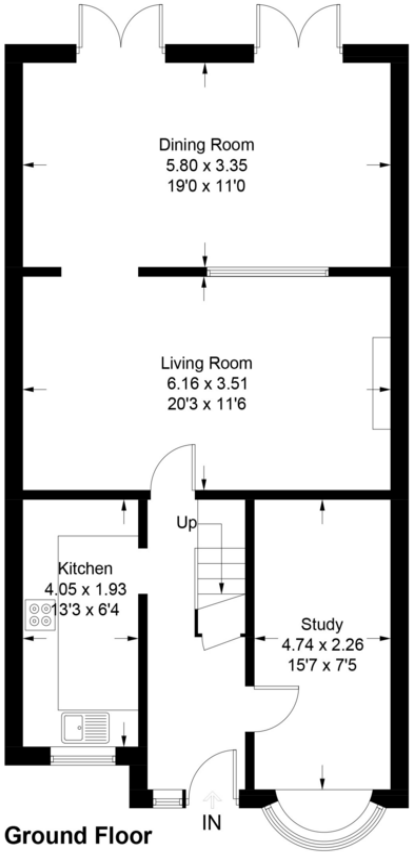
VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD. Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise 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 = 120.0 sq m / 1292 sq ft



COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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. (ID1251561)

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674



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