



Middle Street, Brockham

OIEO £500,000

EPC Rating '68'

- THREE BEDROOMS
- VIEWS OVER FIELDS
- OFF STREET PARKING
- GARAGE
- UPDATED KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- MODERN BATHROOM
- GARDEN
- SHORT WALK TO VILLAGE GREEN
- SHORT WALK TO LOCAL SCHOOL, NURSERY & SHOPS



NO ONWARD CHAIN A well presented three bedroom characterful, updated and extended house with delightful views across fields, located within walking distance of everything the wonderful village of Brockham has to offer.

This pretty cottage features a blend of contemporary style with original period features and is offered with no chain.

The accommodation consists of a cosy yet bright front aspect sitting room with oak stripped floor, feature fireplace and log burner. The front aspect dining room is a welcoming space, with a tiled floor and cupboard space. The new kitchen/breakfast room is an impressive 19ft comprising a range of modern units, solid beech worktops, tiled floor, integrated appliances (all still under warranty) including cooker, hob, fridge, freezer, dishwasher, washing machine and tumble dryer. This room is flooded with natural light due to three windows and a rear door leading directly out to the garden.

Upstairs, the landing leads to three good sized bedrooms all with a pleasant outlook across trees or fields (two doubles and a large single), an updated bathroom with modern white bathroom suite, plus a separate wc and large airing cupboard. Other features include a boarded loft and LED lighting throughout.

Outside

The front is enclosed by a hedge with a path leading to the covered entrance porch and a side access gate. The rear garden has been landscaped recently and is well-proportioned, offering a patio which wraps around the house and an area of lawn featuring stunning rural view across the neighbouring fields. It also benefits from outdoor lighting.

Garage and parking

The driveway provides parking for one vehicle and a detached 16ft garage features built-in storage and with some work, could even be converted into a home office STPP. Council Tax Band D

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.

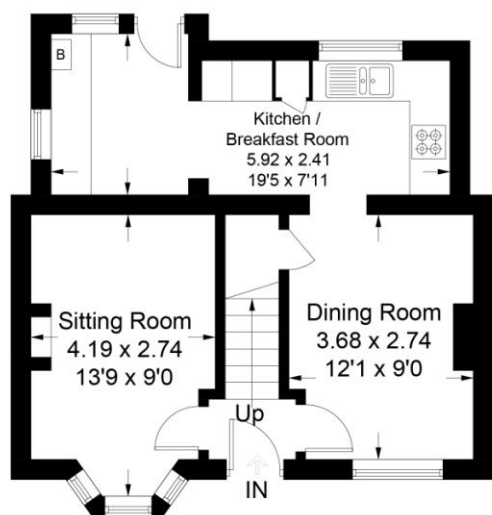
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

FIXTURES & FITTINGS - 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.

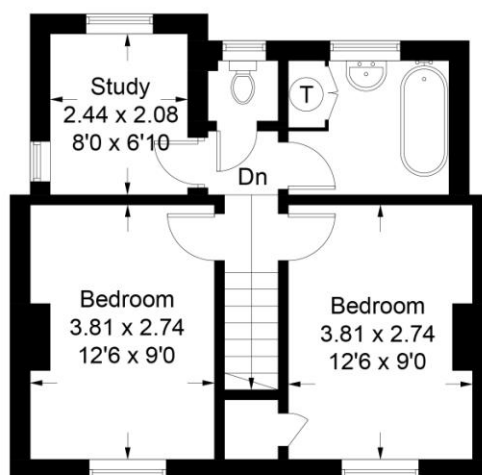
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



Approximate Gross Internal Area = 78.1 sq m / 841 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 91.2 sq m / 982 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Garage

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. (ID380819)
 www.bagshawandhardy.com © 2017

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C		
55-68	D	58 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
 sales@seymours-dorking.co.uk
 01306 776674



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements