



## Wheelers Lane

Brockham

**Guide Price £1,150,000**

### Property Features

---

- FOUR BEDROOMS
- GRADE TWO LISTED
- DETACHED COTTAGE
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- CENTRE OF BROCKHAM VILLAGE
- NO ONWARD CHAIN
- LOTS OF POTENTIAL TO UPDATE & EXTEND STPP
- PERIOD FEATURES
- CLOSE TO VILLAGE GREEN, CHURCH & LOCAL SCHOOL





# Full Description

**\*NO ONWARD CHAIN\*** A wonderful opportunity to purchase a truly special Grade II listed four double bedroom detached cottage, dating from the 16th century and offering over 2,000 sq ft of flexible and spacious accommodation with a wonderful blend of original period and character features, further benefitting from an enclosed garden.

While the property has been a cherished family home over the last 60 years, it would now benefit from modernising and, as such, has plenty of potential to those wanting to create something truly their own. Situated just a few moments away from everything the pretty village of Brockham has to offer including the village green, shops, excellent butchers, bus stop, nursery, doctor's surgery and popular local primary school.

This delightful cottage is bursting with character throughout, typically in keeping with a property of this era. As soon as you step through the front door, you are met with the warm welcoming feel that this wonderful cottage offers. The impressive front aspect living room with a charming original inglenook fireplace and exposed beams is an excellent 17ft, offering plenty of space for a generous three-piece suite. Next is the 21'3ft open plan kitchen/dining room. The kitchen itself has been fitted with an array of floor to ceiling units complemented by ample worktop space. There is room for all the expected appliances as well as room for a large table and chairs. This is a lovely bright space with double doors opening onto the garden. The flexible accommodation continues with a study, with a lovely view overlooking garden. There is a further reception room with fireplace, exposed beams, side aspect window and a door out to the side garden. The additional hallway connects to the cloakroom and useful utility room. The stairs curl up to the spacious landing which in turn leads to all the first-floor accommodation including a large eves storage. The double aspect master bedroom is a substantial size with full width built-in wardrobes and ensuite bathroom. The 2nd bedroom is a lovely room with lots of original features, access to the loft and two windows overlooking the garden. Bedrooms three and four are also good-sized double bedrooms with fitted wardrobes. Finishing off the accommodation is the bathroom which is fitted with a white suite.

## Outside

Towards the front of the property, there is a pretty front garden with a path leading to the original stable front door. There is also a driveway with room for four vehicles.

The tranquil back garden is yet another wonderful feature to this property offering a lot of potential to be landscaped into a stunning garden. Currently has a patio perfect for al fresco dining or simply enjoying on a warm summer's day. There is an array of trees and shrubs. There is the original wall and fences.

## 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](http://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, 27 South Street, Dorking, RH4 2JZ.

**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.



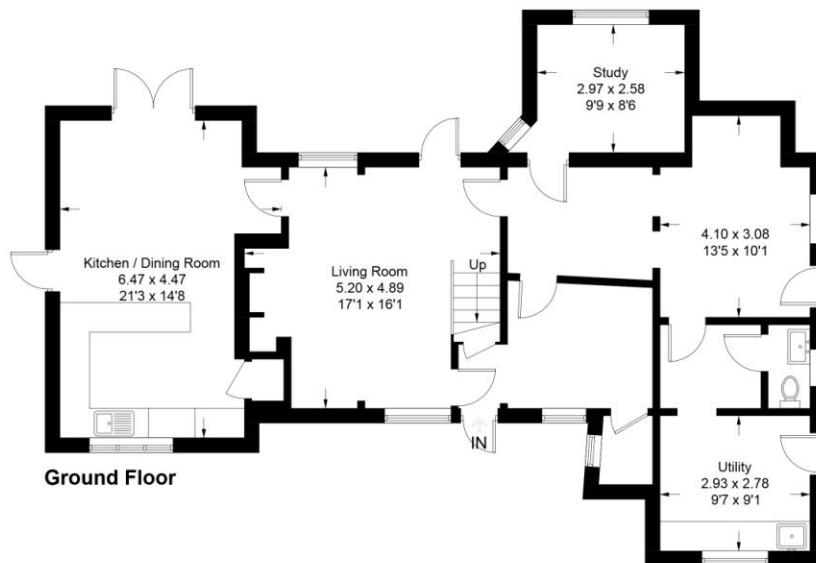
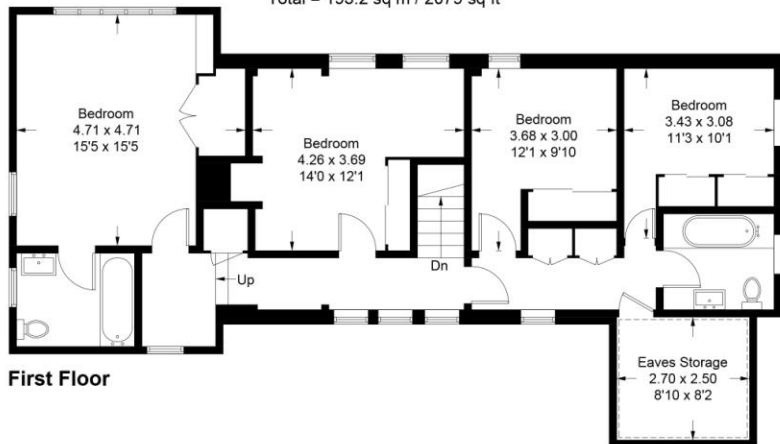






## Wheelers Lane, RH3

Approximate Gross Internal Area = 186.5 sq m / 2007 sq ft  
(Excluding Reduced Headroom & Eaves Storage)  
Reduced Headroom & Eaves Storage = 6.7 sq m / 72 sq ft  
Total = 193.2 sq m / 2079 sq ft



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. (ID960313)



**COUNCIL TAX BAND**

G

**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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

