



Oakdene Road

Brockham, Betchworth

OIEO £400,000

Property Features

- MID TERRACE HOUSE
- TWO BEDROOMS
- ENCLOSED LARGE GARDEN BACKING ONTO FIELDS
- BROCKHAM VILLAGE LOCATION
- PERIOD CHARM
- SHORT WALK TO VILLAGE GREEN, SHOP AND CHURCH
- KITCHEN/DINING ROOM
- SURROUNDED BY STUNNING COUNTRYSIDE
- OPPORTUNITY TO EXTEND ON THE GROUND FLOOR STPP
- MODERN BATHROOM



Full Description

****No onward chain**** An exciting opportunity to purchase a charming, two double bedroom period cottage with a large garden backing onto fields. Located on a popular road in Brockham, within walking distance of everything the village has to offer, including North Downs primary school, nursery, village green, doctors and local shops.

Starting with a porch leading into the front aspect living room with original windows and exposed brick chimney breast, this room has a wonderful cosy feel. A door leads into a small corridor which provides access to the stairs as well as into the kitchen which has been fitted with modern base and eye level units, worktops an induction hob and electric oven, and space for freestanding appliances. There is space for a dining table and chairs to entertain friends and family as well as a useful cupboard under the stairs for household items, coats and shoes. The exposed chimney breast maintains the original character and charm to the kitchen, whilst also being a practical space for modern day living. A step leads down to a side door, which provides access to the garden. On the other side is floor to ceiling storage. Straight on is the well-proportioned bathroom with white three-piece suite which has been fitted with a bath and the necessary plumbing to add an overhead shower if desired. The bathroom has been tiled for a clean and practical look. Stairs rise to the upstairs accommodation and access to the loft. There are two generously sized double bedrooms, each benefitting from floor to ceiling, built-in cupboards and wonderful views out.

Outside

To the front of the property is patio area, enclosed by a picket fence and secure gate.

The generous rear garden is fully fence enclosed and begins with a patio area located off the back of the kitchen, the perfect spot for a bistro table and chairs to enjoy the peaceful surrounding views. A large area of lawn is bordered by flower beds while a mature apple tree provides dappled shade. A meandering path draws your eye and provides access to the bottom of the garden which has a circular feature pond and decking area to enjoy the ongoing views and picturesque setting.

This property is 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 only through Seymours Estate Agents, Cummins House, 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.

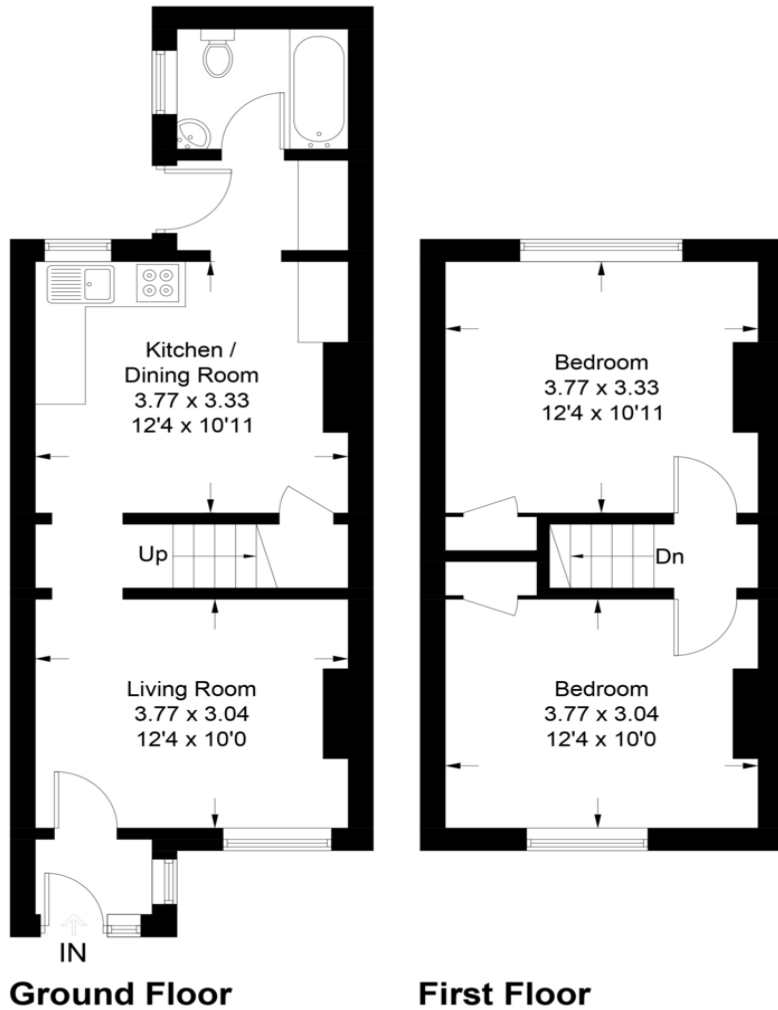
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.





Oakdene Road, RH3

Approximate Gross Internal Area = 64.8 sq m / 697 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. (ID1008178)

CONTACT

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COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

