



Brockham Lane, Brockham

£800,000

EPC Rating 'TBC'

- THREE DOUBLE BEDROOMS
- DETACHED FAMILY HOUSE
- LARGE ENCLOSED GARDEN
- POTENTIAL TO UPDATED & EXTEND STPP
- THREE RECEPTION ROOMS
- DRIVEWAY AND GARAGE
- OVERLOOKING THE 'BIG FIELD' PLAYING FIELD
- SHORT WALK TO THE VILLAGE GREEN
- SHORT WALK TO NURSEY & SCHOOL
- SOUGHTAFTER VILLAGE LOCATION





**\*\*NO ONWARD CHAIN\*\*** A fantastic opportunity awaits to acquire a charming three-bedroom detached house, making its debut on the market after more than four decades. Nestled along the highly coveted 'Brockham Lane,' this residence boasts a delightful rear garden and potential for expansion, subject to obtaining the necessary permissions. Ideally located within walking distance of all the amenities that the enchanting village of Brockham has to offer, including shops, a nursery, school, and miles of open country side.

While it's evident that this property has been a beloved family home for many years, there is now a wonderful opportunity for a new family to refurbish the house and infuse it with their own personal touch. The ground floor accommodation comprises a generously sized front aspect living room featuring a fireplace, creating a warm and inviting atmosphere. Double doors lead to a conservatory, which, in turn, opens up to the garden, allowing ample natural light to illuminate the space. Adjacent to the living room is the dining room, offering an ideal setting for entertaining guests or serving as a versatile family/kids' playroom. The kitchen/breakfast room is equipped with a selection of floor-to-ceiling units, ample countertop space and provisions for all expected appliances. A door connects to a convenient utility room, providing access to both the integral garage and the garden. Rounding off the ground floor is a practical downstairs cloakroom.

Ascending from the hallway, the stairs lead to the first-floor landing, granting access to all the upstairs accommodations and the loft hatch. Both bedrooms one and two are generously proportioned double bedrooms featuring beautiful views of the fields opposite, while bedroom three, also a double, benefits from a built-in wardrobe. The family bathroom is fitted with a white suite, completing the upper-level features.

#### Outside

At the front, you'll find an area of lawn adjacent to a private driveway, providing ample parking space for several cars and granting access to the garage.

The rear garden presents a spacious lawn and a patio area directly accessible from the living room, ideal for outdoor entertaining or relaxation on a sunny day. The entire area is surrounded by a variety of trees, shrubs and well-maintained flower beds. Towards the rear of the garden, a concealed section can be reached, revealing an additional area of lawn ideal for use as a vegetable patch or to build a home office.

#### 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. There is also an off-road cycle route from Brockham to Dorking station, useful for commuting. The area is particularly well known for the surrounding countryside which is ideal for walking, riding, cycling 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 AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

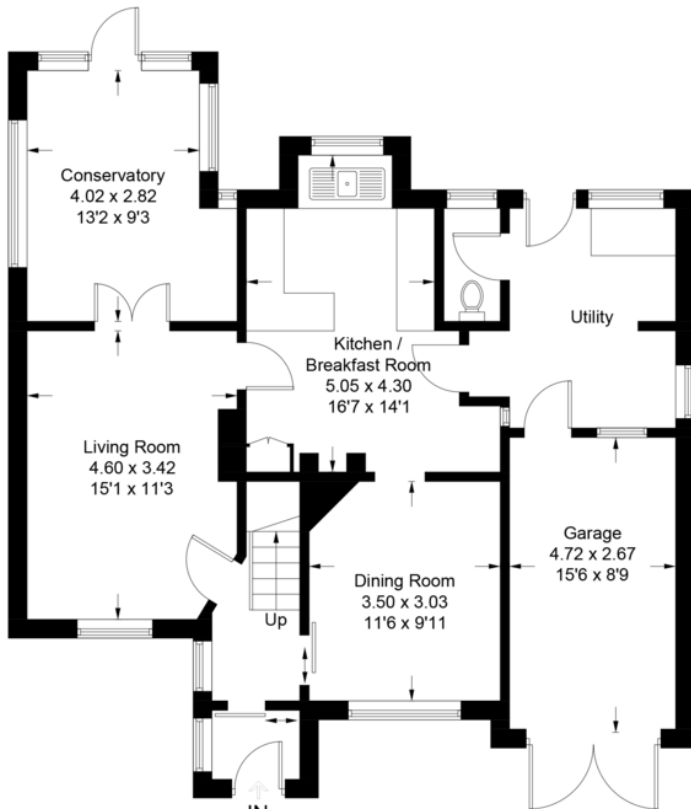
**MISREPRESENTATION ACT** – These particulars are for guidance only and do not form any part of any contract.



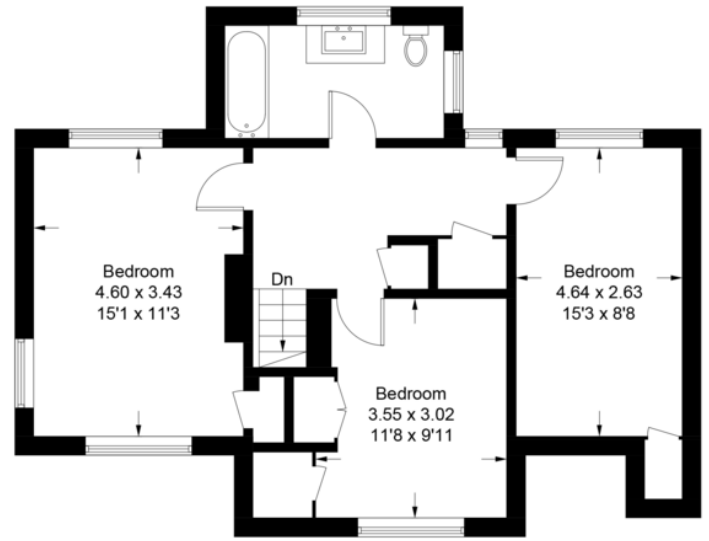


## Brockham Lane, RH3

Approximate Gross Internal Area = 148.7 sq m / 1601 sq ft  
(Including Garage)



Ground Floor



First Floor

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. (ID1035075)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band G

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley

### CONTACT

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

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