



## Reigate Road

Brockham, Betchworth

**OIEO £550,000**

### Property Features

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- SEMI-DETACHED HOUSE
- THREE BEDROOMS & TWO BATHROOMS
- 19FT LIVING ROOM
- LARGE PRIVATE DRIVEWAY
- IMMACULATELY PRESENTED
- STUNNING VIEWS OUT TO BOXHILL
- KITCHEN WITH SEPARATE UTILITY ROOM
- SHORT WALK TO BROCKHAM AND BETCHWORTH VILLAGES
- ENCLOSED GARDEN
- CLOSE TO MILES OF OPEN COUNTRYSIDE



# Full Description

An extended, immaculately presented three-bedroom, semi-detached property, with over 1000sq ft of flexible accommodation, parking and enclosed garden. Located on the edge of Brockham village, benefitting from and all of the local amenities on offer, together with picturesque views which stretch across Boxhill.

The property begins in a useful porch which leads into a generous entrance hallway, providing access to the stairs and the living room. This room is a generous 19'8 X 11'3 and features beams, an exposed brick fireplace with log burner for a warm and cosy feel. Double doors lead into the rear aspect dining room which is wonderfully bright and has plenty of space for a large dining table and chairs whilst enjoying views out to the garden, making this the ideal spot to entertain friends and family. French doors provide convenient access out to the patio area. The kitchen has been fitted with an array of shaker style base and eye level units, worktops and tiled splashbacks. There is also a gas hob and oven as well as integrated dishwasher and space for freestanding appliances. Adjoining is a very useful utility room which has the necessary plumbing for a washing machine and tumble dryer, as well as more storage cupboards. From here, a stable door provides access to the rear garden, as well as to the ground floor shower room, which has been fitted with a white suite and tiled throughout for a clean and practical feel. Stairs rise to the first-floor landing which leads to all rooms. The main bedroom is a generous double, with wall to wall built in storage, perfect for all of your storage solutions, as well as space for freestanding furniture. This room enjoys a rear aspect position, enjoying views over the garden and unspoilt views across Boxhill. Bedroom 2 is another good-sized double bedroom whilst bedroom 3 is a small double room which is set up by the current owner as a home office, dedicated for remote working. Finishing off the upstairs accommodation is the bathroom which has been fitted with a three piece white suite including a bath and hand held shower.

## Outside

To the front of the property is a private driveway with parking for up to four cars. The property also benefits from one further parking space to the rear of the property as well as visitor parking. To the rear is a large, fence enclosed garden which is split into two areas. The first is an area of patio which is ideal for alfresco dining in the warmer months and generously wraps round to the side of the property. Steps lead up to an area of lawn, bordered by gravelled beds for easy maintenance.

## Council Tax & Utilities

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

## Location

Puddenhole Cottage is situated on Reigate Road on the outskirts of Brockham, just 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. Close by is 'The Elizabeth Bailey field' with children's playground. Dorking and Reigate market town centres are a short drive away offering major supermarkets, leisure centres, theatres, cinemas and mainline 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 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.

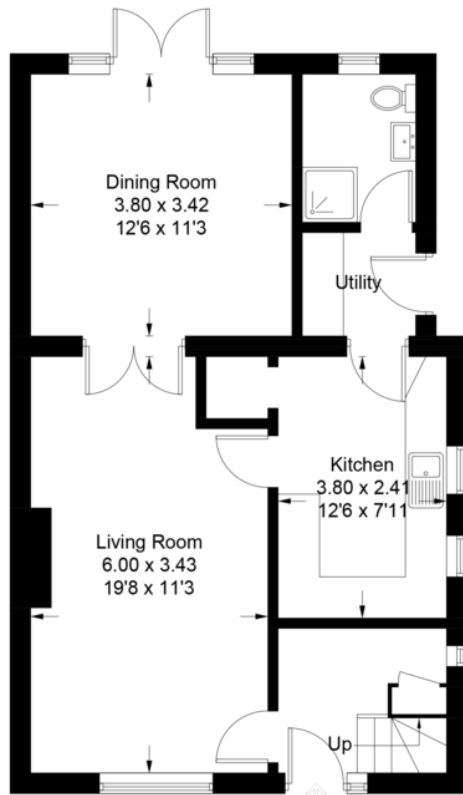




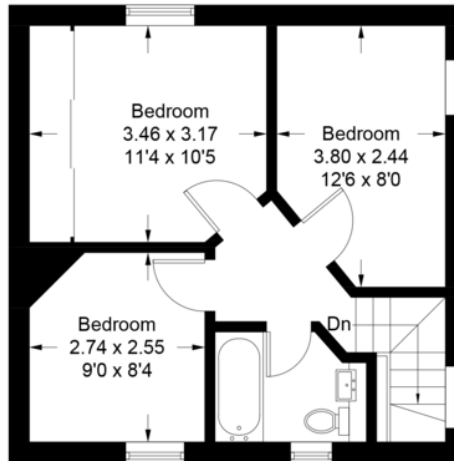


# Puddenhole Cottages, RH3

Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft



**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. (ID1043451)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**COUNCIL TAX BAND**

E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Mole Valley District Council

**CONTACT**

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

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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