



## Oakdene Close, Brockham

Guide Price £575,000

- THREE BEDROOMS
- FAMILY BATHROOM & SHOWER ROOM
- 21 ft KITCHEN/DINING ROOM
- WONDERFUL REAR GARDEN
- BROCKHAM VILLAGE LOCATION
- KITCHEN WITH SEPARATE UTILITY ROOM
- OFF ROAD PARKING FOR TWO CARS

EPC Rating '69'

- CLOSE TO SCHOOL AND PHARMACY
- MILES OF OPEN COUNTRYSIDE ON YOUR DOORSTEP
- SHORT WALK TO VILLAGE GREEN, SHOPS AND CHURCH



An updated, extended and well-presented three-bedroom house with off street a wonderful landscaped garden backing onto fields, within walking distance of everything the wonderful village of Brockham has to offer.

The accommodation is arranged over two floors starting with a useful porch leading to the entrance hallway. The bright yet cosy front aspect living room is well proportioned with a charming feature fireplace with log burner. Next is an extremely useful shower room with toilet. A door leads into the 21'9 ft open plan kitchen/dining room which is the real 'heart of the home'. This wonderful space features plenty of natural light which floods in through the sky light and French doors which open out onto the garden. The updated kitchen has been fitted with a modern array of shaker style base and eye level units, complemented by a good amount of worktop space and a selection of integrated appliances. Solid wooden flooring has been fitted throughout this space and into the utility room, which has plumbing for a washing machine and has a single door which leads out to the garden.

Upstairs the landing leads to all rooms, the loft hatch and has a very useful airing cupboard. The master bedroom is a generous sized double bedrooms with built in wardrobes. The bedroom two is another double with space for freestanding furniture and enjoys lovely views over the garden and field. The third bedroom is a good-sized single which overlooks the garden and currently set up by the owner as a craft room, this could also make an ideal home office. The family bathroom finishes off the first floor accommodation and has a modern white suite and has been tiled throughout.

#### Outside

To the front is driveway parking for two cars and side access gate.

The rear garden is a wonderful feature of this property and has a generous with patio area framed by a large pergola, allowing this space to be enjoyed throughout the year. A path leads down the length of the garden which is fence enclosed and benefits from a large area of lawn, bordered with well stocked flowerbeds. At the rear is a useful shed, perfect for storing garden tools.

#### Council Tax & Utilities

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

#### Location

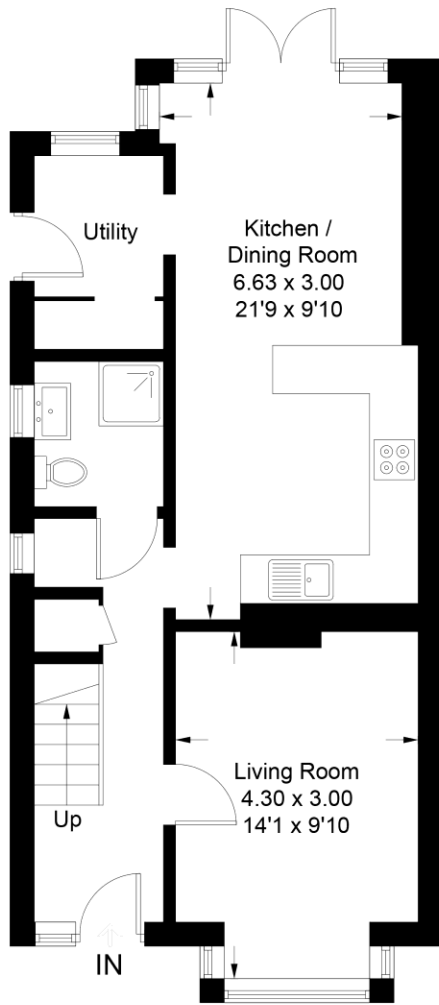
Brockham is 1.5 miles east of Dorking and is highly regarded in the area, with its picturesque green, famous bonfire night, hops, pubs, church, school, doctor's surgery, and veterinary centre. The village website [www.brockham.org](http://www.brockham.org) identifies many of the clubs, societies and 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, 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.

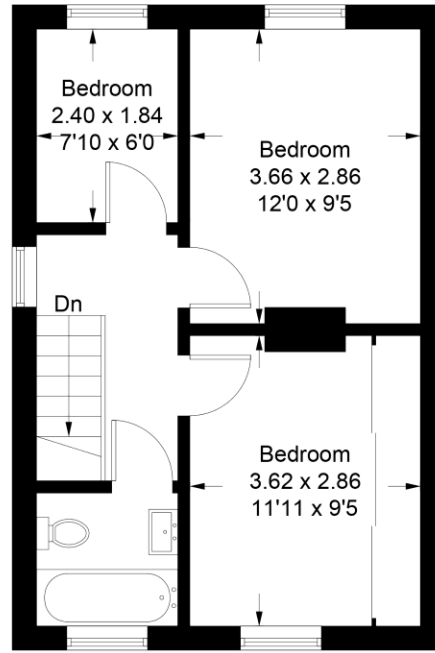
FIXTURES AND FITTINGS We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1044874)

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

**COUNCIL TAX BAND**

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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