

# 9 The Borough

Brockham, Surrey



Jackson-Stops  
& Staff



People **Property** Places



# Immaculately presented family home in the heart of this favoured village

## The Property

9 The Borough is an attractive pre-war built semi-detached property, superbly presented in a most tasteful manner and offering bright and spacious accommodation. An attractive reception hall leads to a cosy sitting room, family room with door leading to cloakroom, and a spacious kitchen/breakfast room overlooking the rear garden. All of these rooms have high quality continuous oak flooring. The kitchen is comprehensively fitted with a range of high gloss cupboards and a combination of walnut and stone work surfaces and an array of kitchen appliances including a Stoves Range cooker.

To the first floor, there are four bedrooms with the master bedroom having a feature vaulted ceiling and an en-suite shower room. There are three further bedrooms and a family bathroom.

Outside, the garden, which extends primarily to the rear, has been very well maintained enjoying a pleasant south westerly aspect. To the side, there is space, subject to the usual planning consents, for a garage. Located at the side of the house is a substantial timber shed.

## Features

- Reception hall
- Sitting room
- Family room
- Dining/breakfast room
- Fitted kitchen
- Cloakroom
- Four bedrooms
- En-suite shower room to main bedroom
- Family bathroom
- Gas central heating
- Parking
- Very well kept established gardens
- Prime established village location

## Distances

- Dorking 3.1 miles
- Reigate 4.6 miles

Distances approximate

Guide Price £645,000





## Location

9 The Borough is situated in a prime location close to the centre of this highly popular Surrey village, well known for its picturesque village green. Brockham has a good range of facilities for day-to-day needs including a chemist, butcher, village stores, restaurant and public house, school and a church. Dorking to the west and Reigate to the east both offer an excellent range of high quality individual and mainstream shops, restaurants and cafes, and a good selection of schools both in the state and independent sectors. Dorking provides train services to Victoria and Waterloo, whilst Reigate and Redhill mainline stations provide services to Victoria and London Bridge. The area in general is surrounded by miles of open countryside including Box Hill and the North Downs just to the north.

## Property Information

**Postcode** RH3 7NB

**Services** All mains services connected

**Local Authorities** Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 0208 541 8800

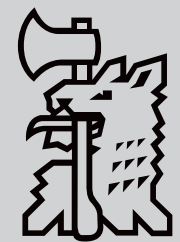
## Directions

From Dorking, take the A25 towards Reigate. After about 1.5 miles, turn right into Brockham Lane. Proceed down Brockham Lane and just before the bridge, turn right into The Borough. Proceed into The Borough and No. 9 will be found about half way along on the left.

**Important Notice:** Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.







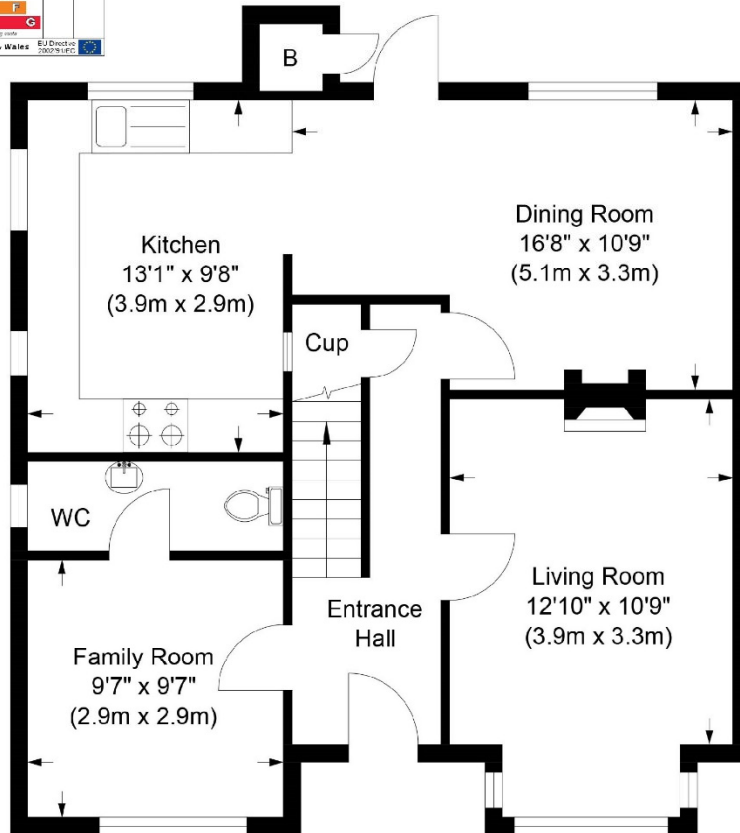
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| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| A                        | B         |
| B                        | C         |
| C                        | D         |
| D                        | E         |
| E                        | F         |
| F                        | G         |

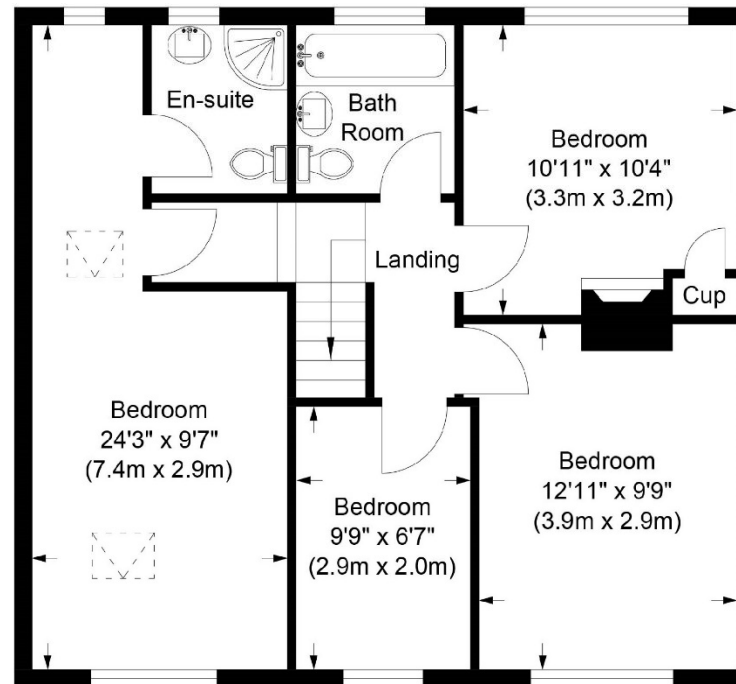
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EU Directive 2002/91/EC

England, Scotland & Wales



Ground Floor



First Floor

Approx. Gross Internal Floor Area 1326 sq. ft / 123.2 sq. m

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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