



## Middle Street

Betchworth, RH3

**Guide Price £899,950**

### Property Features

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- POTENTIAL TO EXTEND STPP
- THREE BEDROOMS
- KITCHEN WITH SEPARATE UTILITY & WETROOM
- 21 FT SITTING ROOM
- PRIVATE DRIVEWAY FOR SEVERAL CARS
- DETACHED GARAGE, STORE & WORKSHOP/HOME OFFICE
- WALKING DISTANCE TO VILLAGE SHOP, GREEN & SCHOOL
- ORIGINAL FEATURES
- WONDERFUL VIEWS
- MILES OF OPEN COUNTRYSIDE ON YOUR DOORSTEP



Introducing an attractive, three-bedroom attached property offering over 1700 sq ft of versatile accommodation with a detached workshop/home office, garage, delightful garden and captivating vistas extending across fields and woodland. Situated on the edge of Brockham village, it offers countryside living while remaining conveniently close to the village amenities including school, shops, church and village green.

As soon as you enter, it is clear to see the abundance of charm and character on offer throughout the property. The bright and spacious hallway features an original larder, repurposed as a convenient storage cupboard. Leading from here is the generously proportioned 21ft sitting room, showcasing a delightful open fireplace and offering garden views from its triple aspects. An archway connects to the dining room, providing ample space for a family dining table and also offers lovely views out to the garden. Adjacent is the rear aspect kitchen, equipped with traditional base and eye level units with space for freestanding appliances and a large gas cooker. With its unspoilt garden views and red quarry tiles, the kitchen exudes charm. The pantry links seamlessly to the utility room, with a generous amount of worktop and plumbing for laundry appliances. Completing the ground floor is a convenient wet room, featuring a toilet and sink, enhancing the functionality of the downstairs space.

Ascending the stairs to the first floor, which has recently been decorated throughout to offer a fresh aesthetic, there is a landing with a useful airing cupboard as well as access to the loft. The main bedroom is a spacious double with built-in wardrobes and picturesque views out to the garden and fields beyond. There are two further bedrooms, one double bedroom with built-in storage and the other a bright and airy single, both offering garden views and all retaining the original wooden flooring, preserving the property's period charm. The family bathroom has been recently updated, complete with a three-piece white suite, including a bath with hand-held shower.

**Outside**

Coleshill cottage is nestled away from the road, accessible via a private driveway providing ample parking and leads to the detached single garage with store. Behind is a versatile workshop which has its own power and lighting, which could serve as a home office or gym. The garden is a stand-out feature of this property, boasting an extensive area of lawn and a patio accessible from the sitting room, perfect for outdoor entertaining. Offering panoramic views of the surrounding fields and woodlands beyond, the garden is bordered by mature trees and shrubs with two additional sheds at the bottom providing ample storage for garden equipment. The entire garden presents a tranquil and serene setting which needs to be viewed to be fully appreciated.

- Detached garage - 15'7 ft X 10'10 ft power and lighting
- Store 10'10ft x 6'3 ft power and lighting
- Workshop/home office – 22ft x 10'10 power and lighting

**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.





## Coleshill Cottages, RH3

Approximate Gross Internal Area = 116.9 sq m / 1258 sq ft

Outbuildings = 44.9 sq m / 483 sq ft

Total = 161.8 sq m / 1741 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1057660)



EPC TBC

### CONTACT & VIEWINGS

Strictly by appointment through  
Seymours Estate Agents Cummins House,  
62 South Street, Dorking, Surrey, RH4 2HD  
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### Utilities

The property is connected to mains gas, electric and mains water however has a Septic tank for waste water.

### COUNCIL TAX BAND E

### TENURE Freehold

### LOCAL AUTHORITY

Mole Valley District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

