



Middle Street, Brockham

Guide Price £875,000

EPC Rating '60'

- POTENTIAL TO EXTEND STPP
- THREE BEDROOMS
- KITCHEN WITH SEPARATE UTILITY & WETROOM
- 21 FT SITTING ROOM
- PRIVATE DRIVEWAY FOR SEVERAL CARS
- DETACHED GARAGE & WORKSHOP
- WALKING DISTANCE TO VILLAGE SHOP, GREEN & SCHOOL

- WONDERFUL VIEWS
- MILES OF OPEN COUNTRYSIDE ON YOUR DOORSTEP
- ORIGINAL FEATURES



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, with a warm and inviting atmosphere felt 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 living room, showcasing a delightful open fireplace and offering serene garden views from its triple aspects. An archway connects to the dining room, providing ample space for a family dining table and chairs to enjoy family gatherings 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. A triple pantry ensures clutter-free living and links seamlessly to the utility room, which boasts 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 and neutral aesthetic, there is a landing boasting 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 tastefully 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 which has both power and lighting. 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

Store 10'10ft x 6'3 ft

Workshop – 22ft x 10'10



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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

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