



Brockham Green

Brockham

Guide Price £690,000

Property Features

- DETACHED VICTORIAN HOUSE
- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- ENCLOSED REAR GARDEN & DRIVEWAY PARKING
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- IMPRESSIVE FAMILY BATHROOM
- SEPARATE LIVING ROOM
- WALKING DISTANCE TO SHOP, PUBS & PHARMACY
- OVERLOOKING BROCKHAM GREEN
- MILES OF STUNNING COUNTRYSIDE WALKS ON YOUR DOORSTEP



Full Description

A stunning three double bedroom, detached, Victorian home offering an abundance of period charm, just a few moments away from everything the pretty village of Brockham has to offer including the village shop, excellent butchers, nursery, doctor's surgery and popular local school.

This delightful cottage, bursting with character, has been beautifully decorated throughout whilst maintaining many of its period features, setting this property apart from the rest.

Beginning in the impressive front aspect living room, a cosy log burning stove and exposed brickwork are a real focal point. The striking high ceilings and original sash windows create a real sense of space, with plenty of room for a generous three-piece suite. Next is the generous open plan kitchen/dining room which seamlessly connects to the living space. The kitchen itself has been fitted with an array of floor to ceiling units complemented by ample worktop space, butler sink and a traditional AGA. There is a generous space for a dining table and chairs as well as additional furniture, which enjoys views overlooking the garden. A separate utility provides plumbing for a washing machine and tumble drier, in addition to a sink and further storage. A door leads out onto a raised decking area with steps leading down to the garden.

Stairs rise up to the spacious landing which in turn leads to all the first-floor accommodation and includes floor to ceiling storage. The 13'6x10'4ft front aspect master bedroom enjoys lovely views out to the Green and benefits from plenty of space for freestanding wardrobes as well as a modern en-suite shower room. There are two further double bedrooms, with pretty views out, all serviced by a spacious bathroom which has been fitted with a modern white suite including bath and a hand-held shower. Solid wooden flooring is fitted throughout which adds real warmth and character to each room.

Please note, the property was raised above the Environmental Agencies flood risk level in 2006. Following heavy rainfall in 2013, water did ingress into the surrounding area and garden but remained below the EA's flood risk level. In response to this a £60,000 Community Infrastructure Levy (CIL) was provided by Surrey County Council to provide flood countermeasures in Brockham and the Upper Mole Flood Alleviation Scheme was completed in November 2019.

Outside

To the front of the property is a gated driveway with parking for two cars. The rear garden is a particular feature of this property with a raised decking area which leads off from the utility room, down to an area of grass which is bordered by mature trees, creating a sense of privacy and tranquillity. There is a useful shed to the side of the garden for storing garden essentials.

Council Tax & Utilities

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

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 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. 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.

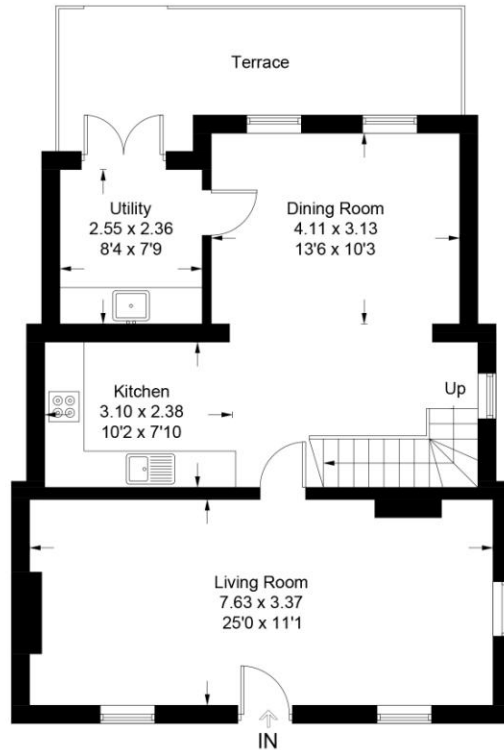
MISREPRESENTATION ACT These particulars are for guidance only and do not form any part of any contract.



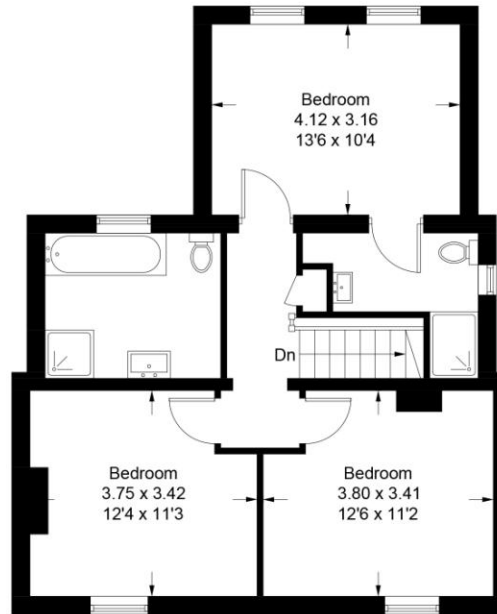


Brockham Green, RH3

Approximate Gross Internal Area = 125 sq m / 1345 sq ft



Proposed Ground Floor



Proposed 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. (ID1117269)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Surrey, RH4 2HD

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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

