



## Oakdene Road

Brockham

**Guide Price £850,000**

### Property Features

- FOUR DOUBLE BEDROOM DETACHED PERIOD HOME
- 1725 SQ FT IN TOTAL
- LARGE REAR GARDEN, DRIVEWAY PARKING & SINGLE GARAGE
- BROCKHAM VILLAGE
- TWO SPACIOUS BATHROOMS & DOWNSTAIRS W/C
- OPEN PLAN LOUNGE/DINING ROOM
- SEPARATE STUDY/FAMILY ROOM
- MODERN KITCHEN
- SHORT WALK TO VILLAGE GREEN, SHOP & PUB
- CLOSE TO EXCELLENT NURSERY & PRIMARY SCHOOL





# Full Description

A spacious and versatile four double bedroom family home with generous garden, driveway parking and single garage. Located on a sought-after road in the picturesque village of Brockham, this extended home offers generous and flexible living accommodation, perfect for modern family life. Just a short stroll from the charming village green, an excellent local school and nursery, and miles of unspoilt countryside walks, this property combines convenience with idyllic village living.

The property welcomes you with a spacious entrance hall that provides access to all key ground floor rooms, a convenient downstairs W/C, and stairs leading to the first floor. The first reception room is a bright and airy space, benefitting from dual aspect windows and a feature fireplace-making it a perfect home office, playroom or cosy family lounge. To the rear, the open-plan living and dining room offers an impressive space designed for both entertaining and everyday family living. With ample room for comfortable seating and a family dining area, this room enjoys delightful views over the beautifully maintained rear garden. The well-appointed kitchen is positioned at the rear of the house and is fitted with integrated appliances including a fridge, oven, washing machine and dishwasher. A lean-to spans the length of the kitchen with access to both the front of the house and the rear garden, providing excellent storage and further enhancing the practicality. Upstairs, the standout principal bedroom is a spacious retreat featuring dual aspect views, built-in wardrobes, and plenty of space for additional furniture. Three further double bedrooms all enjoy lovely views and flexible layouts suitable for family members or guests. The home is served by two bathrooms: one fitted with a shower and useful cabinetry, and the other offering a bath with overhead shower and built-in storage.

## Outside

To the front is driveway parking for two cars in tandem as well as a single garage. The generous rear garden is another benefit to this wonderful family home. A substantial patio leads off from the dining room, making it ideal for entertaining. There is a generous level lawn with a large storage shed, ideal for bikes and garden essentials. Bordered by mature trees and shrubs, the entire garden is a private and tranquil space, with potential to add a large studio or home office if desired. This superb home is perfect for families seeking space, comfort, and village charm in a highly desirable location.

## Council Tax Band & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC 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](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, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



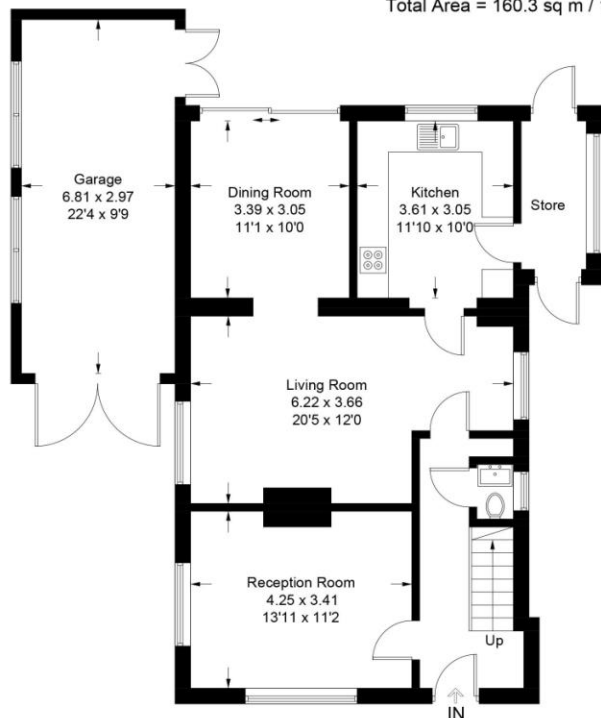




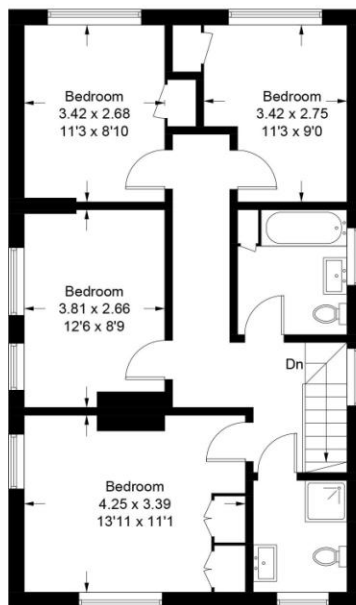


## Oakdene Road, RH3

Approximate Gross Internal Area  
140.2 sq m / 1509 sq ft  
Garage = 20.1 sq m / 216 sq ft  
Total Area = 160.3 sq m / 1725 sq ft



**Ground Floor**



**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. (ID1191250)



### COUNCIL TAX BAND

E

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

### CONTACT

Cummins House, 62 South Street, Dorking,  
Surrey, RH4 2HD

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
01306 776674

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

