



## Kiln Lane

Brockham, Betchworth

**Guide Price £625,000**

### Property Features

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- THREE BEDROOMS
- UPDATED THROUGHOUT
- 15FT DINING ROOM
- ENCLOSED FRONT & REAR GARDENS
- DETACHED GARDEN OFFICE/GYM
- SHORT WALK TO BROCKHAM GREEN, CHURCH & SCHOOL
- FAMILY BATHROOM
- PARKING FOR SEVERAL CARS
- SPACIOUS LIVING ROOM
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



# Full Description

A well-presented and extended three-bedroom family house offering contemporary living spaces with delightful front and rear gardens and off-road parking. Situated within walking distance from everything the wonderful village of Brockham has to offer including a popular school, nursery, shops and miles of unspoilt countryside.

This wonderful home begins in the spacious entrance hall providing access to all the ground floor rooms, large storage cupboard and stairs up to the first floor. The front aspect dining room features built-in storage, dual aspect views across both the front and rear garden, making it a sunny room throughout the day and has plenty of space for a large dining table and chairs. Next is the kitchen which has been fitted with a range of shaker style cabinets, ample worktop space for all of the modern family appliances, an integrated oven and space for all the expected appliances. Finishing off the ground floor is the rear aspect living room which is another impressive space and the ideal entertaining space with French doors opening out onto the raised decking, connecting the two spaces seamlessly and allowing plenty of natural light to flood in.

From the hallway, stairs rise up to the first-floor landing which in turn provides access to all the upstairs accommodation and loft hatch. As you can see from the floorplan the dual aspect principal bedroom is a generous 15'1 ft and enjoys garden views. Bedrooms two and three both good-sized doubles, all serviced by the family bathroom with modern white suite including bath and overhead shower.

## Outside

The property sits central to the plot offering delightful front and back gardens. To the front there is a generous garden accessed via a pretty gate before a step leads down to the central gravel pathway with lawn either side, which in turn leads to the front door. This is a serene and calming environment with an inviting array of trees, shrubs and well-stocked flower beds to create privacy. In addition, there is a separate shingled area, ideal for enjoying the evening sun. The back garden has been landscaped to offer a welcoming, low maintenance space ideal for entertaining, beginning with a raised area of decking ideal which leads to a gravelled area with large, detached garden studio/home office, fitted with power, as well as a generous area of lawn, bordered by a range of well stocked flower beds and mature trees creating additional privacy. Located at the foot of the back garden, there is a large area of driveway offering parking for three cars.

## 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 FTTC connection.

## Garden studio/ home office - 9'8 X 8'8ft

The garden studio has been fully insulated and fitted with power.

## 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 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, 27 South Street, Dorking, RH4 2JZ.

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





## Kiln Lane, RH3

Approximate Gross Internal Area = 91.6 sq m / 986 sq ft  
Garden Office = 7.8 sq m / 84 sq ft  
Total = 99.4 sq m / 1070 sq ft



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. (ID1137012)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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

Cummins House, 62 South Street, Dorking,  
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

