



Brockham Lane

Brockham,

Guide Price £950,000

Property Features

- FIVE/FOUR DOUBLE BEDROOMS
- 20FT BRIGHT OPEN-PLAN KITCHEN/DINING ROOM WITH BI-FOLD DOORS OUT TO GARDEN
- TWO ADDITIONAL RECEPTION ROOMS OFFERING FLEXIBLE HOME OFFICE OR PLAYROOM USE
- IMPRESSIVE 20FT LIVING ROOM WITH BAY WINDOW
- LARGE DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES
- SOUGHT-AFTER VILLAGE LOCATION IN BROCKHAM
- EN SUITE BATHROOM & 1st FLOOR SHOWER ROOM
- SHORT WALK TO VILLAGE SHOP, GREEN AND SCHOOL
- UTILITY ROOM
- OPPOSITE PLAYING FIELDS & CLOSE TO MILES OF GREEN OPEN SPACES

Full Description

Located in the highly regarded village of Brockham, this spacious four/five double bedroom family home offers well-balanced & flexible accommodation ideal for modern family living, a large driveway providing parking for multiple vehicles and a superb rear garden. Perfectly suited to families seeking space, flexibility and a semi-rural location, the property is a short walk from the village green, pubs, excellent school and miles of unspoilt countryside to explore.

The property opens into a generous entrance hallway, creating a welcoming first impression and providing access to a ground floor W/C and stairs rising to the first floor. To the front, the impressive main living room extends to over 20 feet, offering excellent proportions for family life and entertaining. A pretty bay window floods the room with natural light, while the solid wooden flooring and wood-burning stove create a warm and inviting atmosphere. At the rear is bright and stylish 20ft open-plan kitchen and dining room. The extended kitchen is fitted with contemporary units, marble worktops and a range of built in appliances. The dining area benefits from roof glazing and large bifold doors, allowing lots of natural light to pour in and open directly onto the garden, making this an ideal setting for family meals, entertaining and indoor-outdoor living during warmer months. A separate utility room houses the laundry appliances with a sink and additional cabinets. Leading off the kitchen are two further reception rooms, offering excellent flexibility. One is currently used as a home business space, complete with a sink and pleasant outlooks, while the other overlooks the rear garden and could serve as a snug, playroom or home office. Either of these rooms could also be used as a fifth bedroom if required. Also, these rooms are separated by a stud wall, which could be removed (subject to works) to create a larger open-plan family or dining area if desired. The first of the four double bedrooms is front aspect with pretty bay window, enjoying views towards the playing fields. The 19ft principal bedroom suite is located to the rear, with views over the garden, built-in wardrobes and access to an en suite bathroom.

Upstairs, there are two further double bedrooms, both benefiting from built-in wardrobes and views out. A modern shower room serves this level, completing the internal accommodation.

Outside the property continues to impress. To the front, the substantial driveway provides off-road parking for several vehicles with an EV charging point located at the front of the house. The rear garden is a standout feature, with a patio area directly accessed from the kitchen, perfect for outdoor dining, leading onto a large expanse of lawn that offers plenty of space for children to play or for keen gardeners to enjoy. The garden offers mature planting, with a selection of shrubs and trees, offering a private space to enjoy through the seasons.

Council Tax Band & Utilities

This property falls under Council Tax Band G. 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 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.





Brockham Lane, RH3

Approximate Gross Internal Area = 176.1 sq m / 1896 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 6.9 sq m / 74 sq ft
 Total = 183.0 sq m / 1970 sq ft
 (Excluding Eaves)



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. (ID1268666)

COUNCIL TAX BAND G

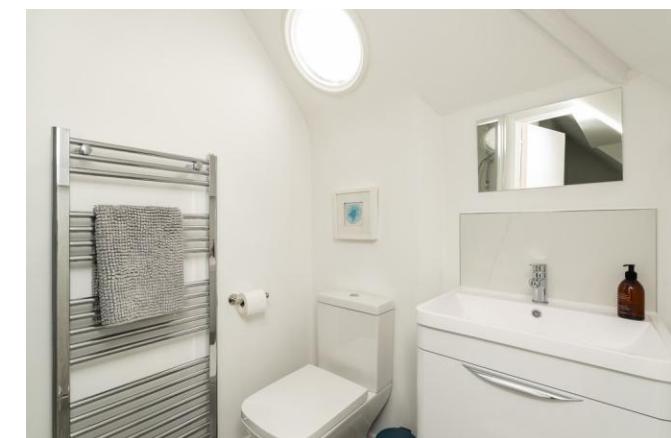
LOCAL AUTHORITY
 Mole Valley District Council

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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 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.



Score	Energy rating	Current	Potential
92+	A		
81.91	B		
69-80	C		77 C
55-68	D		
39-54	E	63 D	
21-38	F		
1-20	G		

