



## Oakdene Road

Brockham, Betchworth, RH3

**Guide Price £475,000**

### Property Features

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- Three double bedrooms
- Impressive sitting room
- Dining room with log burner
- Character charm & period features throughout
- Impressive Crown kitchen
- Family bathroom with separate walk-in shower
- Picturesque views across Box Hill
- Delightful secluded rear garden
- Surrounded by stunning open countryside
- Close to all Brockham's amenities, schools & doctors surgery



# Full Description

A beautifully presented three double bedroom characterful house on a popular road in Brockham Village. This attractive Edwardian home offers plenty of character and charm with a modern touch classically laid out over three floors further benefitting from a delightful, secluded rear garden, all within walking distance of everything the village has to offer.

This wonderful home starts in the separate entrance porch providing storage area for shoes and coats before opening out into the bright, spacious front aspect sitting room with charming feature fireplace creating a lovely warm, cosy feel as well as a large bay window enjoying pretty views of the front garden. Flowing through into dining room which is another welcoming space with log burner providing the perfect place for entertaining family or friends. Next is the impressive Crown kitchen which has been fitted with an array of modern floor to ceiling units complemented by quartz worktops with stylish under unit lighting, tiled flooring and all the expected integrated appliances. This is a lovely bright room thanks to the two large windows and door opening out into the garden. Finishing off the ground floor is the under stairs cupboard which could alternatively be converted into a downstairs cloakroom if desired.

Stairs rising to the spacious first floor landing provide access to bedroom one and two which are both generous doubles with built in wardrobes with bedroom one benefitting from a beautiful original feature fireplace. Completing the first floor is the modern family bathroom finished with a large walk in shower as well as a free standing bath.

From the landing, stairs rise again to the second floor where the generous sized master bedroom is found which is an impressive 16'8 ft benefitting from two large windows enjoying picturesque views across Box Hill, plenty of built in storage and access to the eaves.

## Outside

Towards the front of the property is a pretty fence enclosed garden with a path leading to the front porch.

The North facing back garden is yet another wonderful benefit to this home which has been divided into several different sections including a patio area covered with a trailing rose pergola, area of lawn boarded with beautifully stocked flower beds as well as another section of patio towards the back ensuring you can soak up the sun throughout the day. The whole garden is fully fence enclosed created a serene and secluded space with an inviting array of trees, shrubs and well stocked flower beds. There is also a very useful outbuilding with power which could be converted into a home office if desired.

## 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. 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.

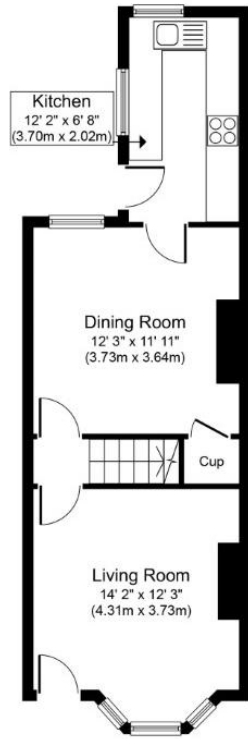
**VIEWING** - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

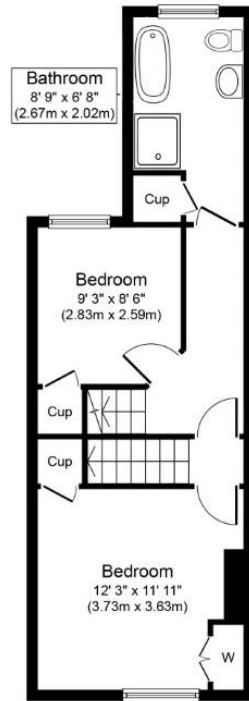
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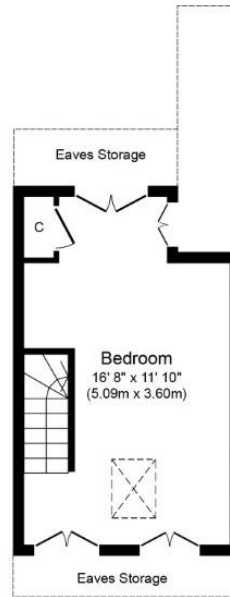




**Ground Floor**  
Approximate Floor Area  
**431 sq. ft.**  
(40.0 sq. m.)



**First Floor**  
Approximate Floor Area  
**420 sq. ft.**  
(39.0 sq. m.)



**Second Floor**  
Approximate Floor Area  
**237 sq. ft.**  
(22.0 sq. m.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

**COUNCIL TAX BAND**

Band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Mole Valley District Council

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**CONTACT**

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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

