



The Borough

Brockham

Guide Price £600,000

Property Features

- NO ONWARD CHAIN
- THREE-BEDROOM DETACHED CHALET BUNGALOW
- FRONT & REAR GARDENS
- LIVING ROOM WITH DOORS TO GARDEN
- POTENTIAL TO EXTEND AND MODERNISE STPP
- CENTRE OF BROCKHAM VILLAGE
- DRIVEWAY PARKING & GARAGE
- SHORT WALK TO VILLAGE GREEN, CHURCH, NURSERY & SHOP
- SITUATED ALONG A HIGHLY SOUGHT AFTER CUL DE SAC
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



Full Description

NO ONWARD CHAIN A fantastic opportunity to acquire this three double bedroom detached chalet bungalow, set on a particularly generous plot within the highly sought-after village of Brockham. Having remained within the same family for over 25 years, the property now offers an exciting opportunity for a new owner to modernise, reconfigure and potentially extend (STPP), creating a home tailored to their own requirements and taste. Ideally positioned for village life, the property is within easy walking distance of Brockham Village Green and the excellent range of local amenities, including the village shop, pubs, nursery, school and coffee shop. The beautiful surrounding Surrey countryside is also close at hand, providing an abundance of scenic walks and outdoor pursuits.

The accommodation begins in a central entrance hall, which provides access to the principal ground-floor rooms. The kitchen is fitted with a range of traditional units with ample worktop space and leads through to a useful utility area with access outside. Together, these spaces provide an excellent opportunity for reconfiguration and could potentially be combined to create a larger, more contemporary kitchen. The generous living room is a bright reception space, centred around a feature fireplace, with wide sliding patio doors opening directly onto the rear garden. A separate second reception room/bedroom three provides valuable flexibility and could be used as a bedroom, dining room or home office. Upstairs there are two well-proportioned double bedrooms, along with a bathroom fitted with a bath, wash basin and further scope for updating.

Outside

The property is approached via its own driveway, providing off-road parking and access alongside the house. The gardens are a particular feature, with established planting to the front and a substantial rear garden extending away from the property. Predominantly laid to lawn and surrounded by mature trees, shrubs and established hedging, it enjoys a good degree of privacy and provides an attractive backdrop to the home. The generous plot is undoubtedly one of the property's greatest assets and, combined with the existing detached footprint, offers exciting possibilities for those wishing to enlarge or adapt the accommodation, subject to the necessary planning permissions.

With its detached position, substantial garden and excellent scope for improvement, this much-loved home represents a rare opportunity to create something truly individual in the heart of one of the area's most desirable villages.

Council Tax & Utilities

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

Location

Brockham is 1.5 miles east of Dorking and is highly regarded in the area, with its picturesque village green, famous bonfire night, shops, pubs, church, school, doctor's surgery, pharmacy 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, London Bridge 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.

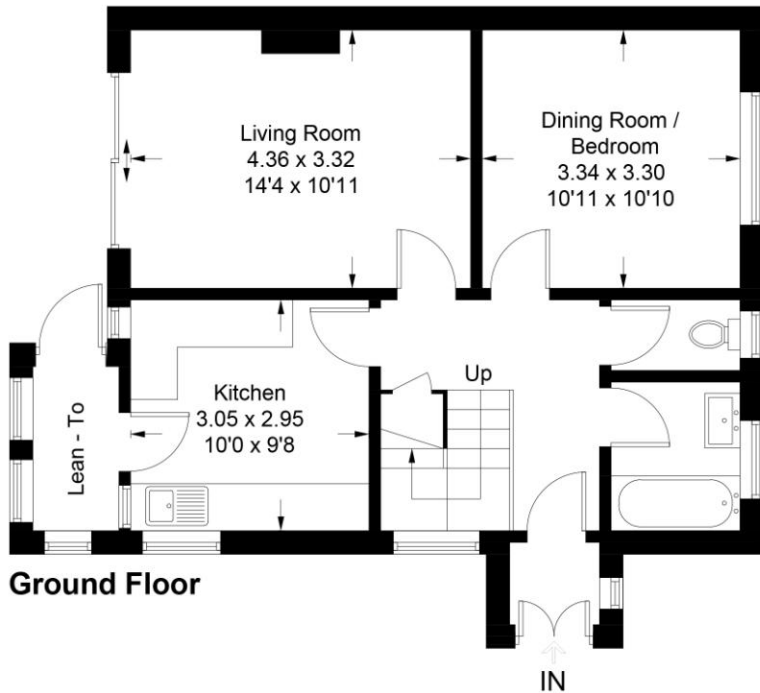
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known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



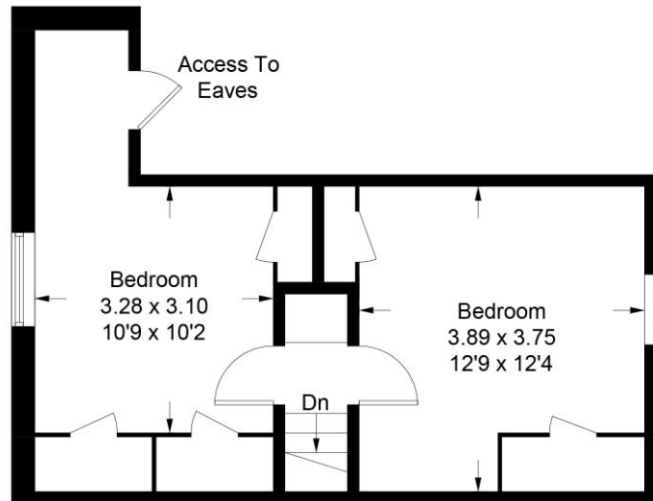


The Borough, RH3

Approximate Gross Internal Area = 87.4 sq m / 941 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1333773)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND F

TENURE Freehold

LOCAL AUTHORITY
Mole Valley District
Council

CONTACT

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Surrey, RH4 2HD

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