



Middle Street

Brockham

Guide Price £524,950

Property Features

- THREE BEDROOMS
- NO ONWARD CHAIN
- MODERN KITCHEN
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- SINGLE GARAGE
- MODERN BATHROOM & EN SUITE TO MAIN BEDROOM
- BROCKHAM VILLAGE LOCATION
- CLOSE TO STUNNING COUNTRYSIDE WALKS
- SHORT WALK TO THE VILLAGE GREEN, CHURCH, VILLAGE SHOP & PUBS



Full Description

NO ONWARD CHAIN A well-proportioned three-bedroom house, benefitting from a private garden and a single garage. Ideally situated in the heart of the highly sought-after village of Brockham, the property is within easy reach of the picturesque village green and an excellent range of local amenities, including the popular butchers, village shop, pubs and veterinary surgery. Brockham is renowned for its strong sense of community and attractive village setting, while the surrounding Surrey countryside offers miles of scenic walks and open spaces to enjoy. The combination of village amenities, countryside and convenient everyday facilities makes this an excellent location for a wide range of buyers, with both Gatwick and Heathrow within easy access for business travellers.

The property offers bright and versatile accommodation arranged over two floors. The ground floor includes an impressive 14ft living room, a particularly inviting space with a large front aspect window allowing plenty of natural light. A characterful fireplace creates an attractive focal point, while there is ample room for comfortable seating. There is a separate dining room, providing an excellent space for entertaining and family meals. A large window overlooks the garden, while extensive fitted shelving provides useful storage and gives the room plenty of character. The kitchen is positioned to the rear and is fitted with a range of wall and base units complemented by generous worktop space and room for the expected appliances. A door opens directly onto the private garden, creating an easy connection between the house and outside space.

Upstairs, there are three bedrooms, including a generous principal double bedroom with fitted wardrobes and the added benefit of its own en-suite. The second bedroom is another well-proportioned room, while the third offers a versatile space suitable as a bedroom, nursery or home office. Completing the accommodation is a modern family bathroom.

Outside, the property benefits from a private enclosed garden, accessed directly from the kitchen and providing a pleasant space for outdoor seating and entertaining. The property also benefits from a single garage, providing parking and useful additional storage. Historically the owner has parked his car outside of the property.

Council Tax & Utilities

This property falls under Council Tax Band F. The property is connected to mains water, drainage, gas and electricity. The internet is a FTTC connection. The property is freehold however there is a service charge which contributes to the maintenance of the road of £148.05 monthly.

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, Reading & Gatwick. 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.

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.



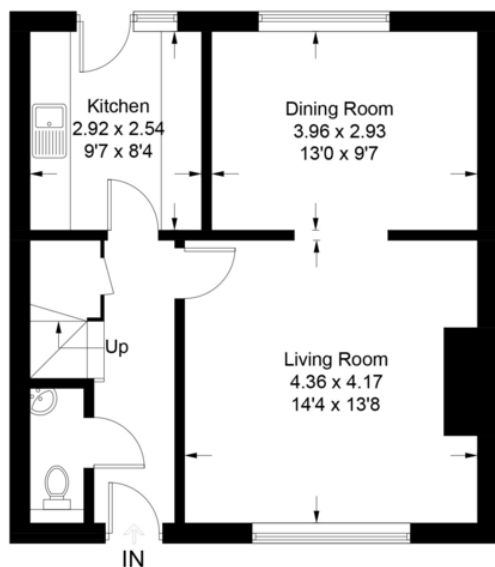


Middle Street, RH3

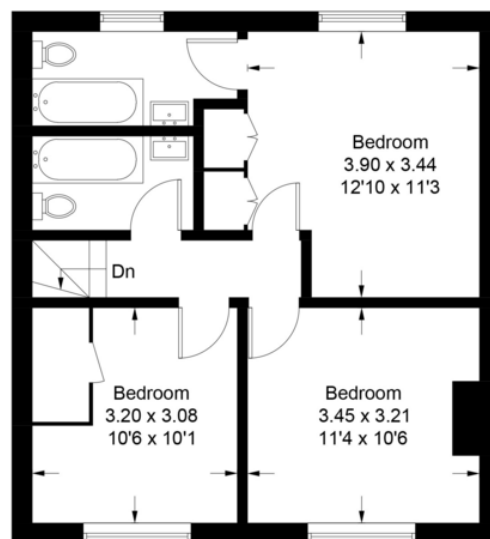
Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft

Garage = 19.7 sq m / 212 sq ft

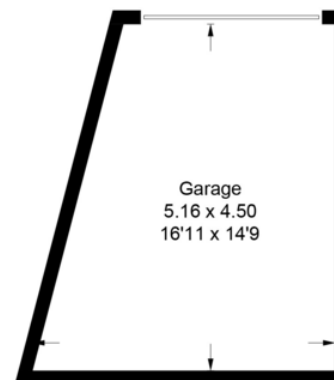
Total = 117.0 sq m / 1259 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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