Seymours









# The Cedars

Brockham

## Guide Price £1,395,000

## Property Features

- BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME
- 2,395 SQ FT OF VERSATILE LIVING ACCOMMODATION
- FOUR RECEPTION ROOMS
- SPACIOUS CONTEMPORARY KITCHEN/BREAKFAST ROOM
- SEPARATE UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- TWO EN SUITE SHOWER ROOMS AND A FAMILY BATHROOM
- ATTRACTIVE ESTABLISHED GARDEN INCLUDING SUMMER HOUSE WITH POWER & LIGHTING
- DOUBLE GARAGE AND DRIVEWAY PARKING FOR SEVERAL VEHICLES
- SHORT WALK TO THE SHOP, CHURCH & GREEN
- CLOSE TO MILES OF OPEN COUNTRYSIDE

# Full Description

A beautifully presented four-bedroom detached family home offering 2,395 sq ft of versatile accommodation, complemented by attractive established gardens, a double garage and uninterrupted views towards Box Hill. With four reception rooms, a spacious contemporary kitchen/breakfast room and three shower rooms, this impressive home provides generous space for family life, entertaining and working from home set within the popular village of Brockham.

The property begins in a generous and welcoming entrance hall, which sets the tone for the properties generous room proportions and includes built-in storage for a clutter free entrance. Extending to over 21 ft, the living room is a wonderfully inviting space, with a feature fireplace providing a central focal point and French doors opening onto the rear terrace. A separate dining room also enjoys direct access to the garden, creating a lovely setting for entertaining throughout the seasons. The updated kitchen/breakfast room forms the heart of the home, measuring approximately 19 ft by 18 ft. Beautifully fitted with contrasting contemporary cabinetry and dark work surfaces, it features extensive storage, built-in cooking appliances and space for an American-style fridge/freezer. A substantial central island incorporates breakfast bar seating and additional storage, while wide glazed doors draw in natural light and open onto the terrace, making outdoor dining an easy extension of the kitchen. A separate utility room provides further storage, a sink and space for laundry appliances. Two additional reception rooms offer excellent flexibility. Currently arranged as a study and a home gym, these could equally serve as a playroom, snug or additional workspace to suit individual needs. A ground floor cloakroom completes the accommodation on this level.

Upstairs, the spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an updated en suite shower room, while a second generous double bedroom also has its own modern en suite. The remaining two bedrooms are served by a family bathroom with both a bath and a separate shower. Dormer windows and sloping ceilings add character, with extensive eaves storage providing a useful practical addition.

Outside, the rear garden is an especially appealing feature, capturing the sun throughout the day. A broad paved terrace runs along the back of the house, providing plenty of space for entertaining, with steps leading onto the lawn. Mature trees and established planting bring colour and interest, while a separate raised deck offers another inviting spot to relax and enjoy the outlook towards Box Hill. A summer house with power and lighting completes the garden and could be replaced with a home office if desired.

To the front, a driveway provides parking for several vehicles and access to the double garage, with lawn and mature planting creating an attractive approach. There is an EV charging point on the front of the garage, which also features electric up and over doors, power and lighting.

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 websitewww.brockham.org identifies many of the clubs, societies and local facilities. Close by is 'The Elizabeth Bailey field' with children's playground. Dorking and Reigate market town centres are a short drive away offering major supermarkets, leisure centres, theatres, cinemas and mainline 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.

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.













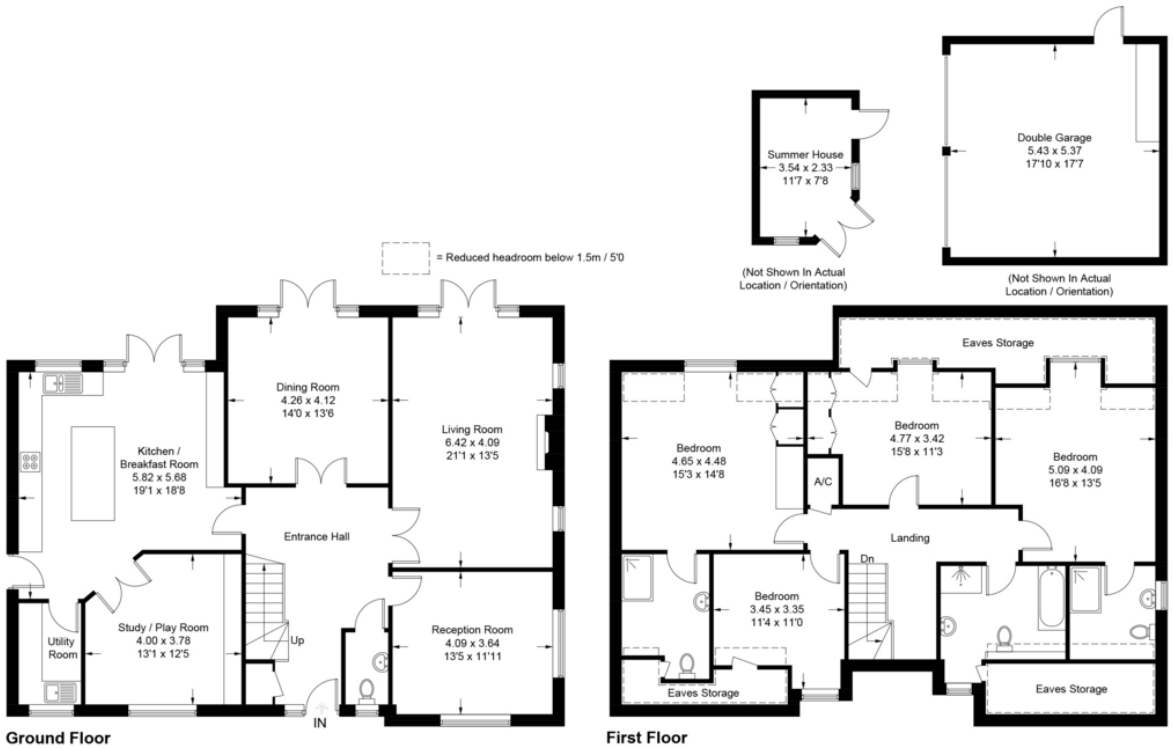






# The Cedars, RH3

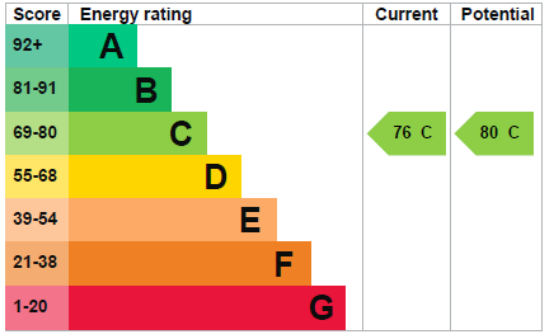
Approximate Gross Internal Area = 222.5 sq m / 2395 sq ft
Eaves Storage / Reduced Headroom = 31.4 sq m / 338 sq ft
Double Garage = 29.1 sq m / 313 sq ft
Summer House = 7.9 sq m / 85 sq ft
Total = 290.9 sq m / 3131 sq ft




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. (ID1346329)








## COUNCIL TAX BAND

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## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council


## CONTACT

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