



15 The Avenue, Brockham, Betchworth, Surrey, RH3 7EN

Guide Price £794,950



- HIGHLY DESIRABLE VILLAGE LOCATION
- THREE GENEROUS BEDROOMS
- SEPARATE DINING ROOM
- SECLUDED FRONT & REAR GARDENS
- NO ONWARD CHAIN
- DETACHED PERIOD RESIDENCE
- SUPERB LOUNGE WITH INGLENOK
- SPACIOUS KITCHEN/BREAKFAST ROOM
- DRIVEWAY PARKING
- QUIET CUL-DE-SAC LOCATION

## Description

Occupying a peaceful position within the sought-after cul-de-sac of The Avenue, this attractive detached family home, originally built in 1932, beautifully combines period character with modern-day comfort and practicality.

The property offers well-balanced accommodation arranged over two floors, comprising three generous bedrooms and two bathrooms. Upon entering, a welcoming double-aspect sitting room provides an abundance of natural light and features a charming inglenook fireplace, creating a warm and inviting focal point.

At the heart of the home is a spacious open-plan kitchen/breakfast room flowing seamlessly into the dining area, ideal for both everyday family life and entertaining. Beyond, a double-glazed conservatory enjoys delightful views over the secluded rear garden and provides a bright and versatile additional reception space.

The first floor accommodates two spacious double bedrooms, served by a well-appointed family bathroom. On the ground floor, a third double bedroom benefits from its own ensuite shower room, offering excellent flexibility as a guest suite, principal bedroom or accommodation for multi-generational living. A separate study provides an ideal space for home working, reading or hobbies.

Outside, the attractive rear garden offers a high degree of privacy and seclusion, creating a peaceful retreat for relaxation and outdoor entertaining. To the front, the property enjoys picturesque views towards Box Hill, further enhancing its appeal.

Combining charming period features with modern conveniences, this delightful home presents a rare opportunity to acquire a characterful detached property in one of Brockham's most desirable residential locations.

## Situation

The Avenue is a highly sought-after residential cul-de-sac, ideally positioned within easy reach of the heart of Brockham. This popular Surrey village is renowned for its picturesque village green and strong sense of community, with local amenities including a village store, butcher, pharmacy, primary school, two traditional pubs and Christ Church, consecrated by the Bishop of Winchester in 1847.

The nearby market town of Dorking, approximately 2.25 miles away, offers an excellent range of shopping, leisure and cultural facilities. Supermarkets include Waitrose, Marks & Spencer Foodhall and Sainsbury's, while a variety of independent and national retailers cater for everyday needs and specialist interests alike. The town also boasts an impressive selection of cafés, pubs and restaurants, including the Michelin-starred Sorrell by acclaimed chef Steve Drake.

Leisure amenities are equally well served, with Dorking Halls providing a programme of theatre, cinema and live entertainment, complemented by a nearby sports centre offering a swimming pool, gym and a wide range of fitness facilities.

For commuters, Dorking benefits from three railway stations providing regular services to London, Guildford, Horsham, Redhill and beyond, together with direct rail links to Gatwick Airport. The area is also ideally placed for access to the Surrey Hills Area of Outstanding Natural Beauty, offering exceptional opportunities for walking, cycling and outdoor recreation.

**Tenure**

Freehold

**EPC**

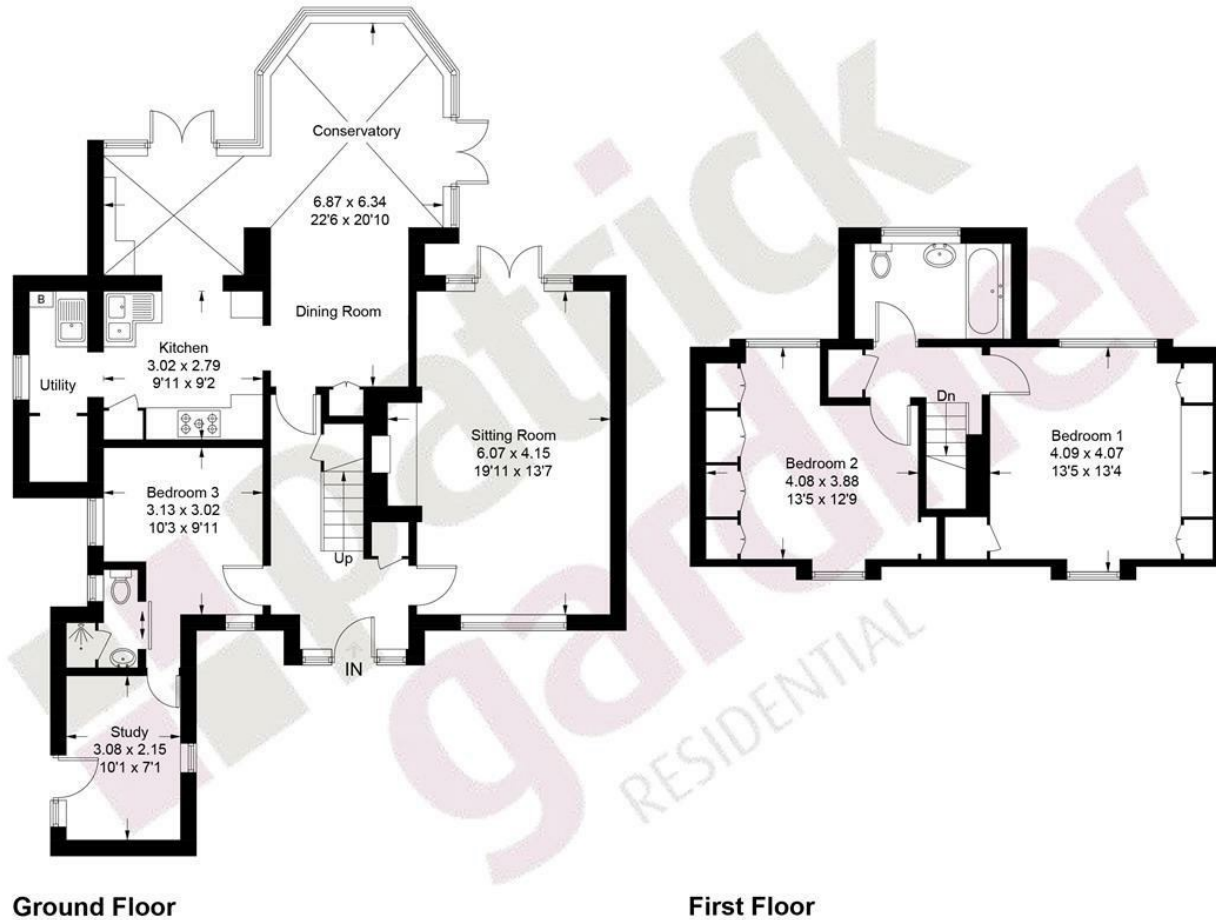
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**Council Tax Band**

F



Approximate Gross Internal Area = 142.1 sq m / 1529 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 decisions reliant upon them. (ID1308277)

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