



**patrick
gardner**
RESIDENTIAL

31 Middle Street, Brockham, Betchworth, Surrey, RH3 7JT

Guide Price £440,000



- PRETTY PERIOD COTTAGE
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS BATHROOM
- DETACHED ANNEXE
- DESIREABLE VILLAGE SETTING

- MID TERRACED
- BEAUTIFUL KITCHEN
- PAVED REAR GARDEN
- OFF STREET PARKING
- VENDOR SUITED

Description

A charming and most beautiful 2 bedroom terraced period cottage in the popular village location of Brockham.

The property has been updated to a high standard to now offer a wonderful living space suitable for both first time buyers and downsizers alike.

For those who are looking for those period features there is an ornate fireplace in the master bedroom.

Entrance is provided via a small vestibule which leads nicely straight into the pretty lounge with an electric wood burner effect heater. The inner hallway provides access into the well presented bathroom with a matching white suite.

The kitchen is pleasantly positioned to the rear with stable style double glazed door leading outside into the rear garden with side access. The kitchen has been updated by the current owner with a complimenting range of modern wall and base units finished with granite worktop surfaces. There is a selection of integral appliances which include an induction hob, electric built-under oven and extractor. There is also a slimline dish washer and under-counter integral fridge and freezer.

There are two double bedrooms with the master bedroom to the front elevation where one can enjoy pretty countryside views over looking the village recreation park.

The rear paved garden is secluded with direct access to the detached annexe which would be suitable for those who are able to work from home. The current owner uses this space as a utility room. It could comfortably be used as an office or study depending on your needs. There is a right of pedestrian access to the rear of the property.

Off street parking is provided to the front and the owner has found a vacant property to move into

Situation

Middle Street is the delightful through road close to the heart of Brockham, with its famous village green, a primary school, local store and chemist, two pubs and of course Christ Church, which was consecrated by the Bishop of Winchester in 1847. The village is renowned for its fireworks display and bonfire on the green.

Dorking town centre is approx. 2.25 miles away and offers a comprehensive selection of facilities with numerous supermarkets including Waitrose, Marks and Spencer, Sainsbury's and Lidl's. Local and national retailers also include W H Smith, Fattace, Waterstones and S C Fullers for all those country pursuits. There is a fine selection of coffee houses and restaurants, namely Sorrel, run by the Michelin starred chef, Steve Drake.

The Dorking Halls are situated at the other end of the town with a cinema, theatre and adjacent sports hall with a swimming pool and gym.

Dorking has three train stations offering services into London, Horsham, Guildford, Redhill and beyond, including a direct service to Gatwick Airport.

The M25 can be accessed at Junctions 8 & 9, Reigate and Leatherhead.
The immediate area offers some of the finest walking, cycling and riding found in the county.
Box Hill has become synonymous with cycling, as seen in the 2012 Olympics.

Tenure

Freehold

EPC

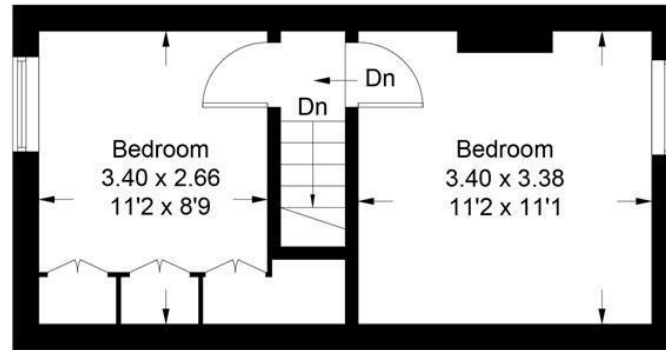
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Council Tax Band

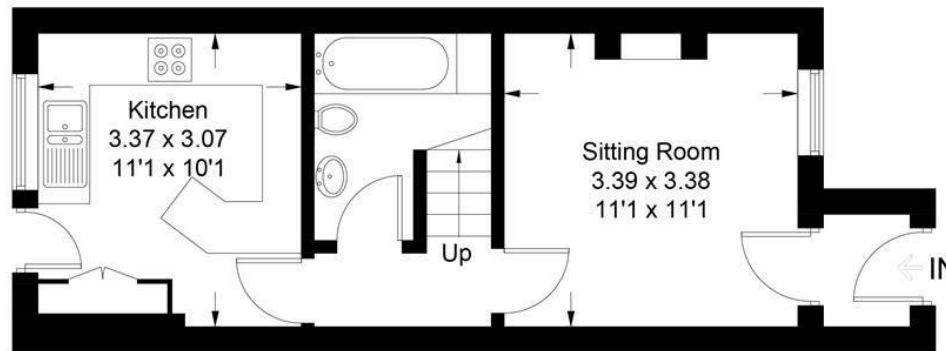
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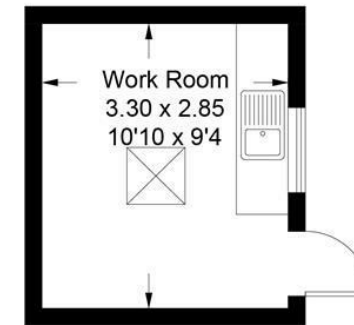
Approximate Gross Internal Area = 55.7 sq m / 599 sq ft
Work Room = 9.4 sq m / 101 sq ft
Total = 65.1 sq m / 700 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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. (ID908642)

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