



A fantastic outlook close to Brockham Green

Harefield, The Borough, Brockham, Surrey RH3 7NB



Stable block and garden room ideally suited for conversion to home office or workshop • Beautifully landscaped gardens and swimming pool • Lovely far reaching views • Parking for several cars

Local information

The charming and picturesque village of Brockham nestles below Box Hill within a mile of the A25 between Dorking and Reigate. It is centered around a triangular village green with general stores, primary school, doctors surgery, traditional butchers, village hall and two pubs 'The Royal Oak' and 'The Grumpy Mole'. There is also the pretty Christ Church that dominates the village green. The neighboring towns of Reigate and Dorking provide a more comprehensive range of shops, cafes, restaurants and facilities.

About this property

A detached family home in this wonderful village setting just a short walk from the village centre and Brockham Green. The property has wonderful views over the local countryside from all around the house. Offered to the market for the first time in 88 years, originally built in 1957. The house has been largely re-built by the owners to create a wonderful family home. The result is a comfortable home with the benefits of traditional features like exposed beams, parquet flooring and a wonderful gas AGA. On the ground floor there is a substantial double aspect sitting room which maximizes the views of the gardens and surrounding countryside, with access to the terrace and gardens. The kitchen/breakfast room provides a range of modern units along with a substantial gas AGA stove, this leads through to a very useful utility room. The stunning

dining room is a lovely feature of the house with full height windows and doors to the garden and charming exposed timberwork. Leading from the dining room is the studio room with a bathroom, ideal as a separate annexe. The useful study completes this floor. On the first floor the principal bedroom has a good sized modern bathroom en suite and benefits from charming views over the gardens and surrounding countryside with Juliet balconies on both windows. There are three further bedrooms and a family bathroom, bedroom three benefits from a Juliet balcony with views. The property is ideal for inside/outside living with multiple doors accessing the mature gardens, the heated outdoor pool and orchard. There is a large elevated deck and walkway round the house with plenty of areas to sit and enjoy the gardens. The substantial driveway allows parking for several cars. The mature gardens surround the property and comprise a wonderful and varied mix along with a Hartley Botanic greenhouse. The stable block to the rear of the garden could be converted subject to the relevant consents into a range of uses, the garden room close to the kitchen would be ideal for a large home office. There are also 4kw of solar panels on the south facing roof making a significant cost towards utilities.

Viewing

Strictly by appointment with Savills







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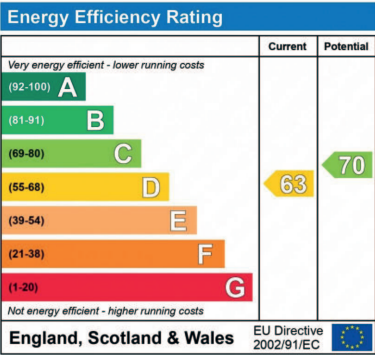
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Approximate Area = 292.3 sq m / 3146 sq ft
(Excluding Void)
Outbuildings = 87.7 sq m / 944 sq ft
Total = 380.0 sq m / 4090 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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