



21 The Avenue
Brockham, Surrey



A sensitively-extended detached property located in a sought-after no through road in a thriving Surrey village

An attractive five bedroom family home featuring quality bespoke fixtures and fittings including contemporary sanitaryware throughout. It is located in a desirable village cul de sac, near to local and town centre amenities, the road network and a station with journey times to central London locations of around an hour



1 RECEPTION ROOMS



5 BEDROOMS



**2 BATHROOMS
2 CLOAKROOMS**



GARAGE



GARDEN



FREEHOLD



VILLAGE LOCATION



1,720 SQ FT



**GUIDE PRICE
£975,000**



The property

21 The Avenue is a handsome rendered and part-timbered detached family home, sensitively extended to offer more than 1,700 sq ft of light-filled, flexible accommodation arranged over three floors. Featuring quality fixtures and fittings including contemporary sanitaryware throughout, it provides a practical and cohesive living and entertaining environment.

The accommodation flows from a welcoming reception hall with neutral tiled flooring, useful storage and stairs rising to the first floor. It briefly comprises a generous bay-windowed front aspect sitting room with bespoke fitted shelving and storage, together with an extensive open plan dual aspect kitchen/dining room with a feature angled wall and neutral tiled flooring throughout. The kitchen has a range of contemporary part-high-gloss wall and base units, a large central island with breakfast bar, complementary work surfaces, modern integrated appliances, a glazed door to the front aspect and a modern fireplace with a raised inset woodburning stove and built-in log storage. The kitchen opens on one side into a fitted

utility room with a useful wood-lined cloakroom, and on the other into a dining area with space for a sizeable table and seating area, two large sky lanterns, full-height glazing and patio doors to the rear terrace flooring the whole area with natural light.

On the first floor a generous landing with further useful storage gives access to a bay-windowed front aspect principal bedroom with a fully-tiled en suite shower room, two further rear aspect bedrooms and a family bathroom with twin sinks, freestanding bath and separate shower enclosure. A separate staircase rises from the landing to the vaulted second floor, which houses the property's two remaining bedrooms, both with Velux glazing, and a useful second cloakroom.



Outside

Set behind low-level walling and having plenty of kerb appeal, the property is approached over a gravelled driveway and forecourt providing private parking and giving access to the attached garage, which opens to a rear garden store with access to the rear garden. The well-maintained garden to the rear faces south-west and is laid mainly to lawn bordered by well-stocked flower and shrub beds and mature hedging. It features a raised plunge pool and a generous paved and part-decked terrace spanning the full width of the property, accessible from the kitchen/dining room and ideal for entertaining and al fresco dining.

Location

Brockham village has a thriving community spirit together with a village green, church, village hall, local shops, cafés, pubs, a recreation ground and primary school. It sits to the south of Box Hill in the North Downs, near to the beautiful countryside of the Surrey Hills National Landscape and with the River Mole flowing through the village, all offering stunning walking routes. Neighbouring Betchworth offers further village facilities, together with a golf course.

Dorking and Reigate both offer more comprehensive amenities. Transportation links are excellent: the A24 links to the M25 and motorway network, and Betchworth station (1.6 miles) offers speedy services to major regional centres including Reading and Gatwick, and to London Victoria and Blackfriars in around an hour.



Distances

- Dorking 2.2 miles
- Reigate 4.4 miles
- Leatherhead 6.5 miles
- Redhill 6 miles
- Guildford 15.2 miles

Nearby Stations

- Dorking
- Holmwood

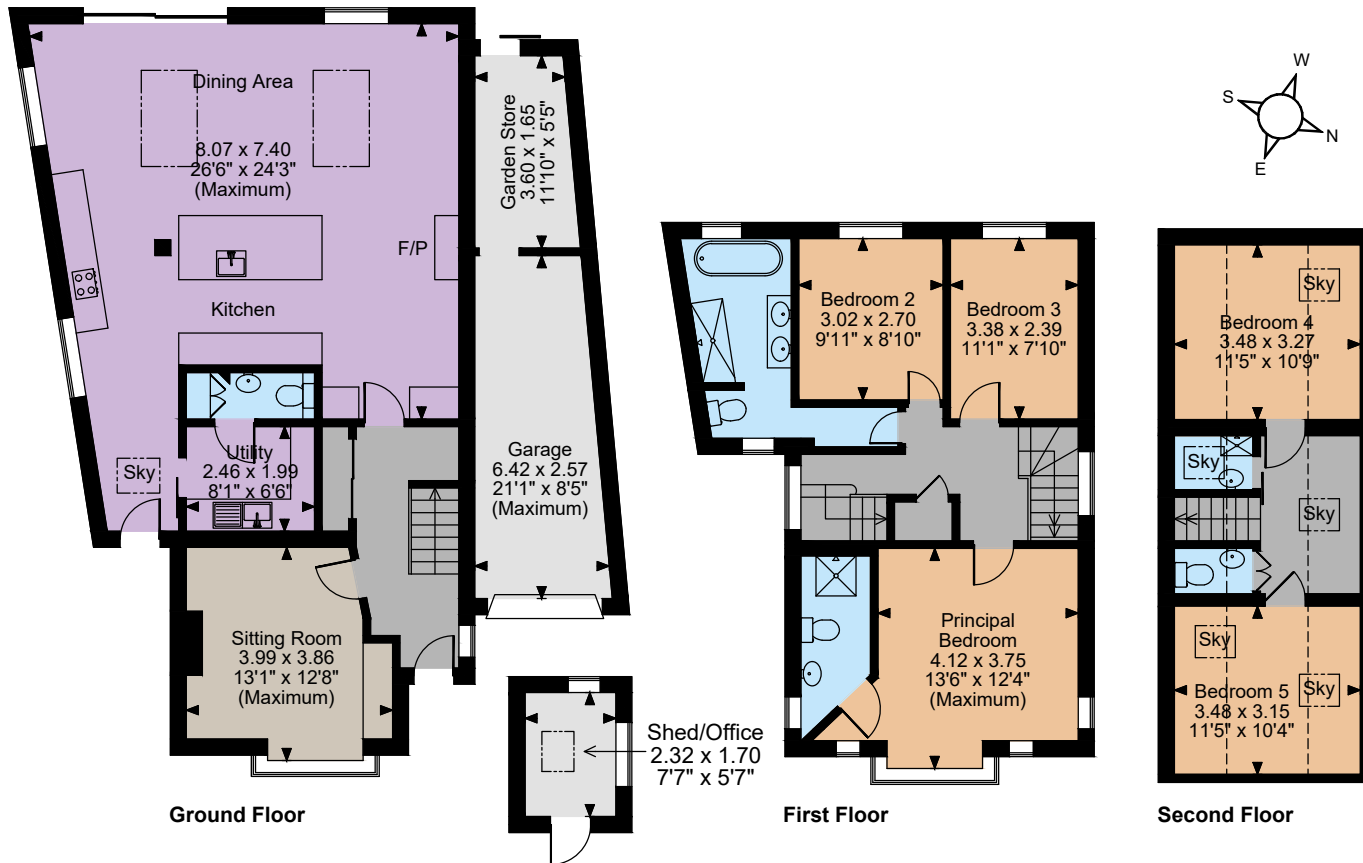
Key Locations

- Polesden Lacey
- Denbies Wine Estate
- Box Hill
- Leith Hill

Nearby Schools

- Box Hill School
- Hurtwood House
- St Teresa's
- Micklefield School





The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Floorplans

Main House internal area 1,720 sq ft (160 sq m)
 Garage & Garden Store internal area 231 sq ft (21 sq m)
 Total internal area 1,951 sq ft (181 sq m)
 For identification purposes only.

Directions

RH3 7EN

what3words: ///gender.sums.ended

General

Local Authority: Mole Valley District Council
 Tel: 01306 885001

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

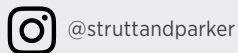
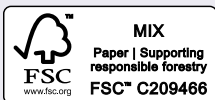
EPC Rating: D

Guildford

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