



**3 HOLLY CLOSE**

**MILL HILL LANE, BROCKHAM, BETCHWORTH, SURREY**

**JACKSON-STOPS**



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**3 HOLLY CLOSE, MILL HILL LANE, BROCKHAM, BETCHWORTH,  
SURREY RH3 7LS  
GUIDE PRICE £695,000**

BEAUTIFULLY APPOINTED NEW HOUSE IN AN  
IDYLIC POSITION CLOSE TO THE HEART OF  
THIS POPULAR VILLAGE AND OPEN  
COUNTRYSIDE



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#### **DISTANCE**

BROCKHAM VILLAGE 0.6 MILES  
DORKING 2.9 MILES  
REIGATE 4.4 MILES  
M25 (J8) REIGATE 5.6 MILES

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#### **GROUND FLOOR**

- Entrance hall
- Cloakroom
- Sitting room
- Kitchen/dining room
- Garden room

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#### **FIRST FLOOR**

- Landing
- Two bedrooms both with built-in wardrobes
- Luxurious family bathroom

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#### **SECOND FLOOR**

- Master bedroom with en-suite shower with built-in wardrobes

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#### **OUTSIDE**

- Side and rear garden
- Inviting patio area
- Driveway providing off-street parking
- Visitor parking

The property is covered by a ten year ICW warranty

\*The internal photographs are taken from plot numbers 4 and 6

## DESCRIPTION

Holly Close is a collection of very attractive and exclusive new homes of just six high quality individual houses, finished to a very high standard. No 3 Holly Close is situated in a private corner position with the advantage of having a wide plot and potential to create garaging (subject to planning permission) in addition two parking spaces to the front of the property. This unique home has been built to a meticulous standard with accommodation over three floors. There is a welcoming arrival into a bright and spacious hallway with downstairs cloakroom and the ground floor benefits from underfloor heating. The large sitting room can be found on the left, a wonderful light room with a contemporary feel and luxurious carpet. The kitchen/breakfast room offers a terrific open plan space, which has been thoughtfully planned with areas for a dining table and comfortable seating. The attractive well-fitted kitchen has ample storage, integrated appliances including quartz work surfaces, induction hob, integral dishwasher and electric oven. The garden room set at the back of the house has wonderful height with a roof lantern allowing light to stream in with double doors opening to the private back and side gardens. To the first floor, accommodation comprises of two excellent bedrooms, both furnished with fitted wardrobes and carpeted throughout and a smart family bathroom with electric underfloor heating. The spacious master bedroom is situated on the top floor with fitted wardrobes and an en-suite shower room. Outside there is a pleasant rear garden with an inviting patio, whilst to the front there is off-street parking.

## LOCATION

The properties enjoy a very special setting in a tucked away private lane on the fringes of the village and enjoying a quiet location, yet within striking distance of the village. Brockham is one of Surrey's prettiest and highly regarded villages and offers a good range of facilities for day-to-day needs, including a village shop, public house and a fine dining restaurant, a butcher, a chemist and primary school. Dorking to the west is a delightful old market town with good schools, a variety of high quality and individual mainstream shops and a good range of cafes and restaurants. The town has a swimming pool and sports centre and for cultural events The Dorking Halls. Dorking mainline station provides commuter services to Victoria, Waterloo and London Bridge. Whereas Dorking Deepdene station provides services east and west on the Gatwick to Reading to line. Reigate to the east also has excellent schools, a selection of high quality shops and a wide range of restaurants; both Reigate and Redhill station provide commuter services to Victoria and London Bridge. The countryside surrounding Brockham is beautiful and ideal for the riding and walking enthusiasts.



### 3 HOLLY CLOSE

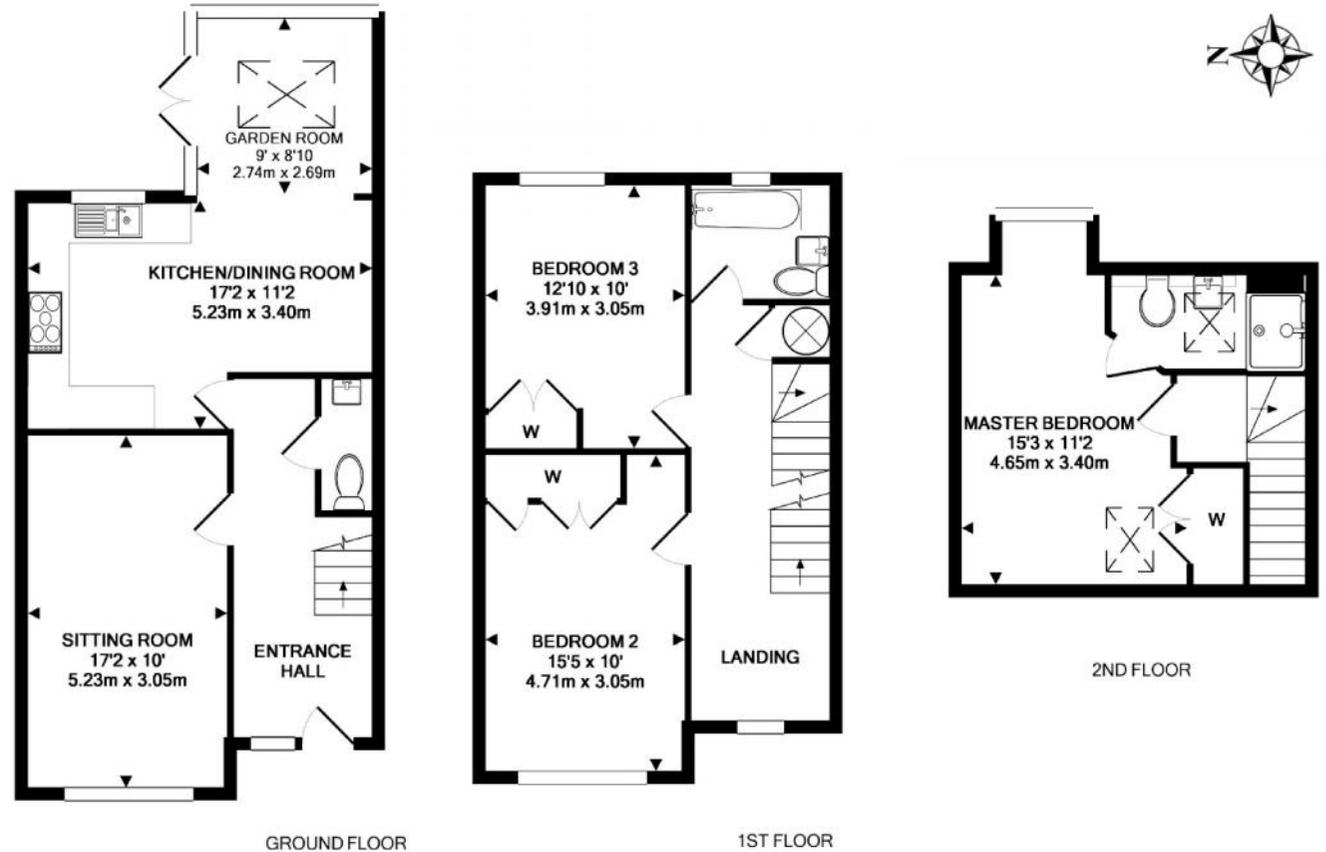
TOTAL APPROX. FLOOR AREA 1,305 SQ FT / 121.2 SQ M

**Directions:** From Dorking, take the A25 in an easterly direction towards Reigate. After about 1.5 miles, turn right signposted Brockham. Proceed down Brockham Lane with the playing fields on the left and where the playing fields end, turn left into Kiln Lane. Proceed along Kiln Lane for about a third of a mile passing Dorking Rugby Club on the left and take the turning on the right for Mill Hill Lane, proceed to end of the lane and the development will be found on the left.

**Services:** All mains services connected

**Local Authorities:**

Mole Valley District Council, Tel. 01306 885001  
Surrey County Council, Tel. 03456 009009



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

DORKING

01306 887560

dorking@jackson-stops.co.uk  
jackson-stops.co.uk



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PROPERTY EXPERTS SINCE 1910