

STONE



Tanners Meadow RH3

£825,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

The Stone Family



Tucked away, in a sought-after cul-de-sac in Brockham, this beautifully balanced four-bedroom detached home offers contemporary family living with an enviable outlook towards Box Hill. Built by Charles Church in 2023, it combines elegant proportions with thoughtfully designed spaces, creating a home that feels as practical as it is welcoming. With a landscaped garden, versatile reception rooms, a garage and driveway, and countryside walks on the doorstep, it is perfectly placed for modern family life.

There is something instantly reassuring about a classically designed double-fronted home. The symmetry, the sense of arrival and the generous proportions create a lasting first impression, and this home delivers all three with effortless confidence.

Step inside and the welcoming hallway sets the tone. To one side, the sitting room enjoys a peaceful outlook through its front-facing window, making it an inviting place to unwind after a busy day. Across the hall, a second reception room provides welcome flexibility. Whether you imagine a formal dining room, a children's playroom, a home office or even an occasional ground-floor bedroom, it is a space ready to evolve with family life.



At the heart of the home, the kitchen / breakfast room stretches across the full width of the property. Designed for everyday living as much as entertaining, it is filled with natural light thanks to double doors opening directly onto the garden. Thoughtfully planned cabinetry provides excellent storage, while the sink enjoys a lovely outlook across the garden, making even the simplest daily routines feel connected to the outdoors.

Outside, the garden has already been lovingly enhanced. A newly laid patio creates the perfect setting for summer lunches and evening gatherings, while the generous lawn offers space for children to play or keen gardeners to make their mark. Beyond, a charming pergola seating area provides a quiet retreat for morning coffee or relaxed evenings with friends. Side access leads conveniently to the driveway and garage, completing a garden that is both attractive and practical.

Upstairs, the feeling of light and space continues. The landing serves four well-proportioned bedrooms, with two enjoying delightful views towards the front and across to the distant rise of Box Hill. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, creating a layout perfectly suited to growing families.







Tanners Meadow enjoys an enviable position within Brockham, where village life meets open countryside. Step outside and you'll find a network of footpaths leading into the surrounding Surrey Hills, making spontaneous evening walks or weekend adventures wonderfully easy. With views towards Box Hill adding to the backdrop, it is a setting that feels peaceful without ever feeling isolated.

Brockham itself is one of Surrey's most cherished villages, centred around its picturesque village green where community life flourishes throughout the year. The famous Brockham Bonfire celebrations are a much-loved local tradition, while the welcoming village shop offers fresh produce alongside its popular café. You can enjoy both fresh fish and chips, and freshly made pizzas, from the weekly pop up catering companies that visit the village. Favourites such as The Royal Oak and The Grumpy Mole provide excellent places to meet friends over lunch or enjoy a relaxed evening meal, alongside Brockham Taphouse, giving the village a genuine sense of community that is increasingly hard to find.

Families are particularly well served, with the well-regarded North Downs Primary School at the heart of the community and an excellent selection of independent and state schools available in nearby Dorking and Reigate. Regular bus services connect the village with both towns, while Dorking's three railway stations and Reigate station offer straightforward journeys into London. With independent shops, cafés, leisure facilities and the spectacular countryside of the Surrey Hills all within easy reach, this is a location that strikes a rare balance between village charm, everyday convenience and exceptional outdoor living.

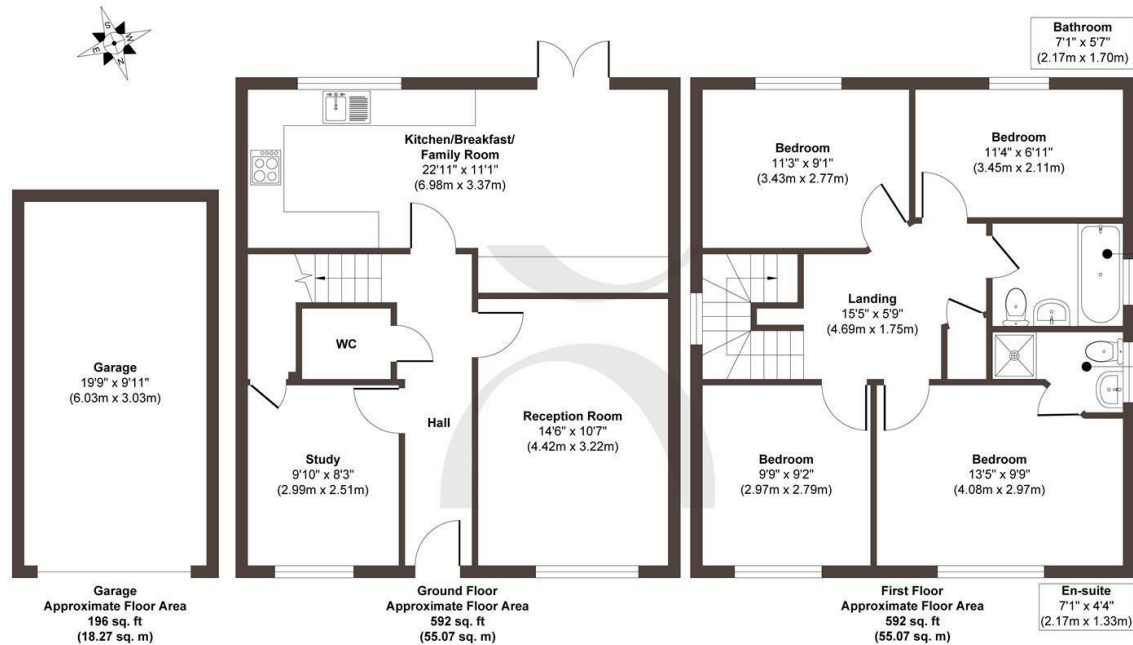






The Details

- Executive, double fronted, detached home
- Built in 2023 by Charles Church
- Four, well proportioned bedrooms
- Family bathroom plus ensuite shower room to the principle bedroom
- Spacious kitchen/breakfast room spanning the width of the property with doors to the garden
- Two versatile reception rooms, ideal for a lounge, dining room, study or playroom
- A wonderful rear garden, with patio and further seating area underneath a pergola. Wonderful for entertaining
- Cul-de-sac location, on the outskirts of Brockham Village
- Far reaching views towards Boxhill
- Garage and off road parking



Approx. Gross Internal Floor Area 1380 sq. ft / 128.41 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

Energy Performance Certificate (EPC)

Band B

Council Tax Band

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STONE

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