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# BROCKHAM BARNS (BARN 1)

BROCKHAM GREEN, BROCKHAM, SURREY RH3 7JS



BARN 1 IS A SINGLE STOREY HOME OF GREAT CHARACTER AND CHARM. OF PARTICULAR NOTE ARE THE VOLUMINOUS VAULTED CEILINGS WITH EXPOSED OAK BEAMS. THE HOUSE EXTENDS TO APPROXIMATELY 1,689 SQ FT AND IS ARRANGED AS FOLLOWS:

Master Bedroom with Dressing Room \* 2 Further Bedrooms \* Study / Bedroom 4  
 43' Open Plan Reception Room \* Spacious Kitchen / Breakfast Room \*  
 En-suite Bathroom \* En-suite Shower Room \* Family Bathroom  
 West Facing Garden \* Off Street Parking \* Single carport \* Single carport/access and storage facility \* 80 sq ft Storage Building

Unique Features Include:

## GENERAL SPECIFICATION

Gamberelli polished stone floors to living room and kitchen  
 Windows by "Heritage Windows"  
 Keymer handmade clay roof tiles

### Outside

Solid oak electric gate to private driveway  
 External lighting to front & rear gardens  
 Single carport and carport/access

### Kitchen

Croft washed oak kitchen  
 Unique worktop by "Glasseco"  
 Swiss-style taps  
 Stove 7 burner dual fuel range cooker  
 Integrated Bosch dishwasher, washing machine and tumble drier  
 Baumatic American-style fridge/freezer

### Bathrooms, En-Suites & WC's

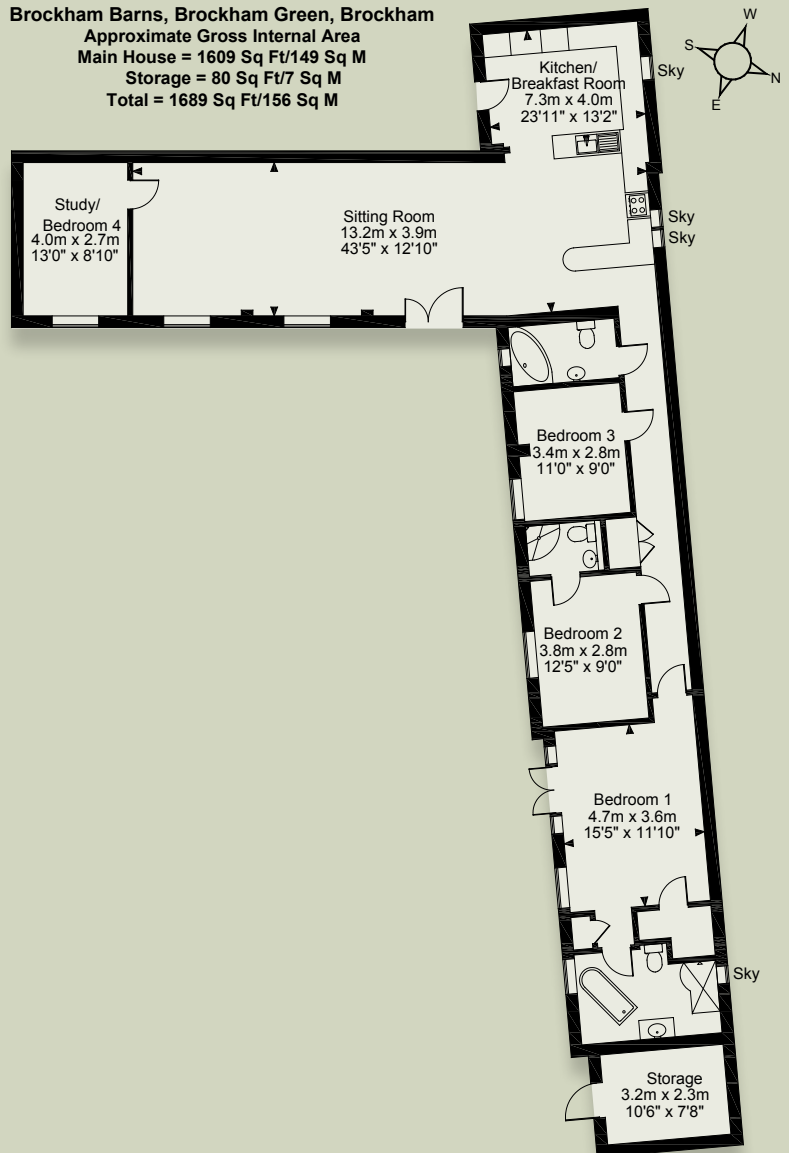
Walk-in shower, freestanding bath & Marmarino polished Italian plaster walls to master en-suite  
 Handmade bath and wash hand basin stands to master en-suite  
 Gamberelli polished stone floors  
 Shower Surround & splash-back by "Glasseco"  
 Part glass mosaic tiled walls

## IMPORTANT NOTICE

Jackson-Stops & Staff give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities.

**Brockham Barns, Brockham Green, Brockham**  
 Approximate Gross Internal Area  
 Main House = 1609 Sq Ft/149 Sq M  
 Storage = 80 Sq Ft/7 Sq M  
 Total = 1689 Sq Ft/156 Sq M



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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