



Green Ridges, Frogmore

Guide Price £995,000

HARRIET  
GEORGE



# Green Ridges

## Frogmore, Kingsbridge

- Commanding creekside position
- Beautifully presented spacious accommodation
- Wonderful rural and water views
- Paved terrace with electric awning
- Landscaped gardens running down to the waters edge
- Private slipway
- Integral garage with mezzanine storage
- Gated driveway parking for several cars
- Village with strong community
- No onward chain

Frogmore is a small village at the head of a very pretty creek which leads into the Salcombe Estuary and is navigable for a couple of hours either side of high tide. The village has a lively community with a pub and general store / coffee shop. The Plymouth to Dartmouth bus provides a regular service through the village.

There are many countryside, estuary and coastal walks on the doorstep and the sailing towns of Dartmouth and Salcombe are within easy reach. The neighbouring village of Chillington has a health centre and post office and East Charleton on the Kingsbridge side is walkable via a footpath from the property and has a Spar supermarket with post office, petrol station and Ashbys, a leisure pursuits store.

Kingsbridge is just a 10 minute drive away and offers extensive shopping and facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College. The bustling and thriving market town of Totnes is 13 miles away and from here there is a regular direct train service to London Paddington.



Green Ridges occupies an enviable south facing position with garden adjoining the unspoilt waters of Frogmore Creek. The property has been substantially extended over the years and designed with the principal rooms taking full advantage of the stunning views over the water to the countryside beyond.

The accommodation is well presented throughout and has an abundance of natural light with plentiful windows to maximise the beautiful views. On the ground floor is a spacious sitting room with sliding doors to the paved sun terrace; dining room with double doors to the sun room with access on two sides to the garden. The fitted kitchen is at the front of the house and has access to the utility room with door to the integral garage. There are three bedrooms on this floor, the principal has a modern en-suite bathroom and the others are served by a family shower room. On the first floor is a spacious 4th bedroom currently used as an office / guest bedroom with estuary views, a bathroom and access to boarded loft.

Green Ridges sits in an easily maintained garden overlooking Frogmore Creek and with the benefit of its own slipway has convenient direct access to the beautiful tidal creek making Salcombe and the East Portlemouth beaches, along with the harbour pontoon at Kingsbridge, easily reachable. The current owner has a mooring buoy at the end of the slipway and this arrangement may be able to continue on application to the Harbour office.

The gated driveway at the front of the house provides parking for several vehicles and in addition there is a garage with electric up and over door. A gate at the side of the house leads to the rear garden.

This is a rare opportunity to purchase a waterfront property in the highly desirable South Hams and viewing is highly recommended to appreciate everything this home offers.





Approximate Gross Internal Area = 194.2 sqm / 2090 sq ft  
 (Excluding Garage)  
 Garage  
 Approximate Gross Internal Area = 18.7 sqm / 201 sq ft



# Harriet George Properties Limited

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.