



Saxon House, Stokenham

Guide Price £950,000

HARRIET
GEORGE



Saxon House

Stokenham, Kingsbridge

- Highly desirable village
- Wonderful family home
- Bright and airy accommodation
- Sitting room with wood burning stove
- Underfloor heating throughout
- Extensive fully boarded loft storage
- Low maintenance gardens
- Gated driveway with ample parking
- Oak framed detached garage and log store
- Outstanding local primary school

Stokenham is an historic and delightful leafy village just a mile from Start Bay and its many unspoilt beaches. There is a primary school in the village which is rated outstanding by Ofsted, a parish church and two village pubs (one is in the process of being renovated). Just a short walk away, on the edge of the village, is Stokeley Farm Shop which as well as a butchery, deli and greengrocers has a garden centre, popular cafe, artisan shops and hairdresser. The adjoining South Hams Brewery and Taphouse hosts events throughout the season.

The neighbouring village of Chillington has a health centre and post office and Torcross, famous for its beach and the Slapton Ley Nature Reserve, is just over a mile away.

There are many countryside, estuary and coastal walks on the doorstep and the sailing towns of Dartmouth and Salcombe are within easy reach.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



Built in a traditional style with meticulous attention to detail and completed 14 years ago, Saxon House offers well balanced family accommodation arranged over two floors with spacious rooms and an abundance of natural light.

The impressive kitchen with handmade units, slate worktops and range cooker has a dining area at one end with two sets of French doors to the garden. Off the kitchen is a utility room with door to outside and a garden room with extensive glazing and French doors to the south facing decked terrace. The spacious sitting room has a stone fireplace with wood burning stove and French doors open to the front. The ground floor also has an en-suite bedroom and guest cloakroom. On the first floor are 4 bedrooms, the generous principal room is dual aspect with extensive fitted cupboards, access to eaves storage and an en-suite shower room. Three further bedrooms are served by a family bathroom with free-standing bath.

The gardens at the side and rear have been landscaped for ease of maintenance and are enclosed by a charming historic stone wall. There is a large south facing decked terrace which is accessed off the garden room and kitchen and from here steps lead up to a paved sun terrace with raised lawn beyond. The gated gravelled driveway provides parking for several cars and there is a detached timber frame garage with log store to the side.

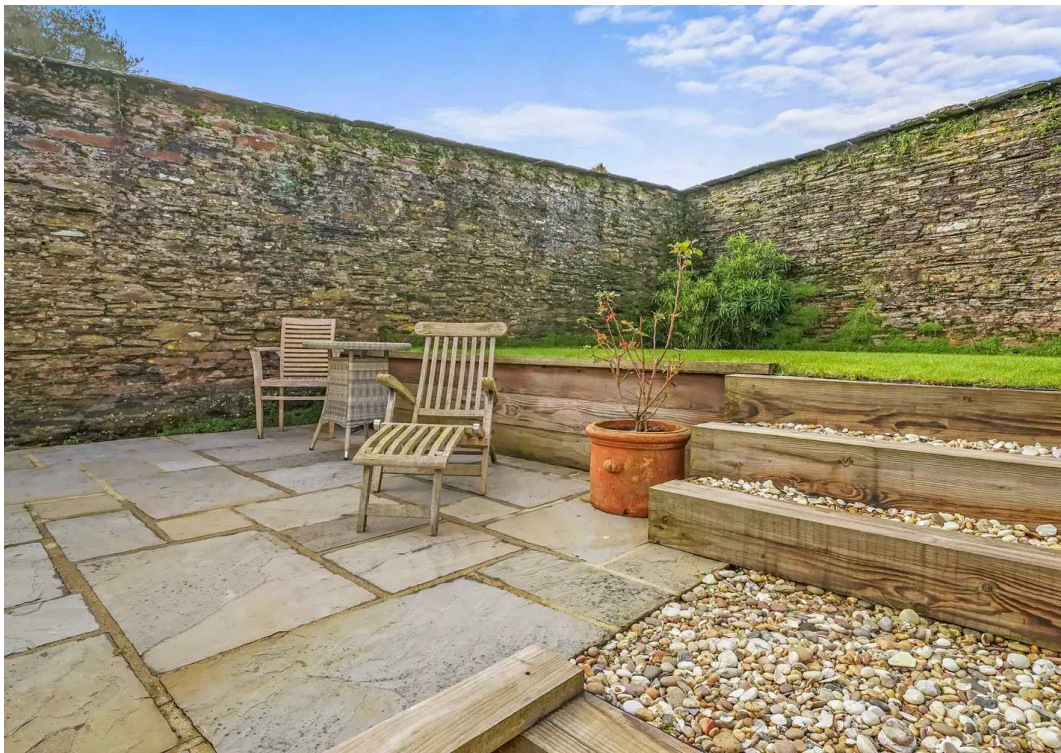
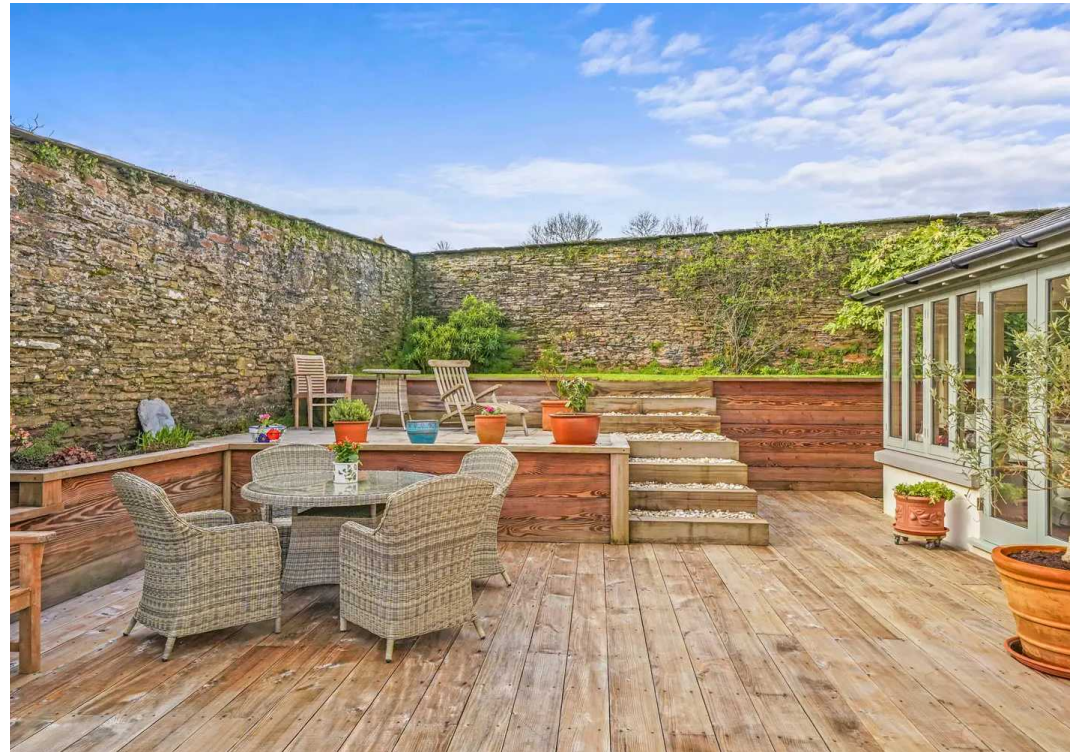
SERVICES

Mains water, drainage and electricity. Oil central heating.

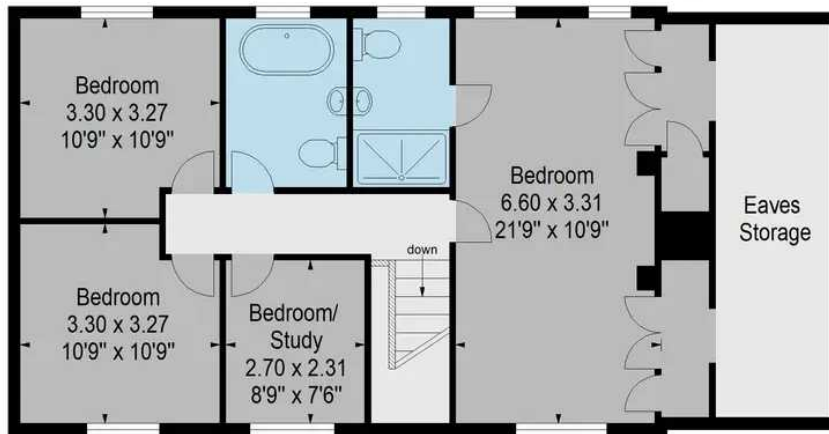
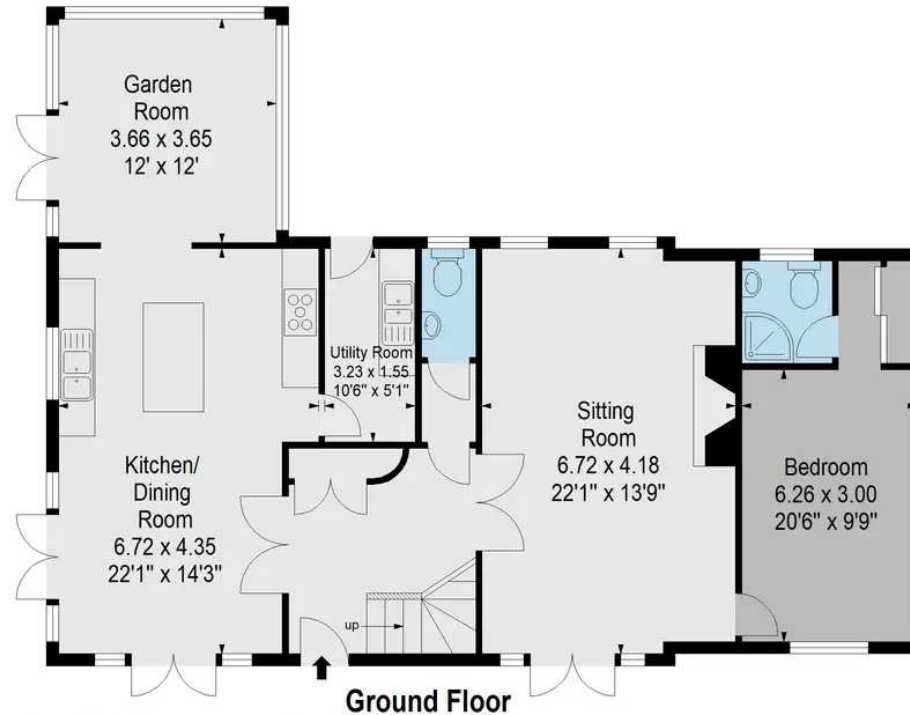
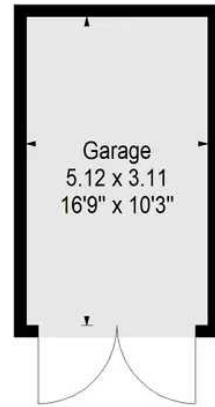
DIRECTIONS

From Kingsbridge take the A379 coastal road towards Dartmouth. After about 5 miles, proceed straight over the roundabout at Stokenham and round the sharp right hand bend. Follow the stone wall on the right and the entrance to Saxon House is through a gap in the wall on the right hand side.





Approximate Gross Internal Area = 196.3 sqm / 2113 sq ft
 Garage
 Approximate Gross Internal Area = 15.3 sqm / 165 sq ft



First Floor



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

Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

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.