



Elderswood, Stokenham

Guide Price £750,000

HARRIET
GEORGE



Elderswood

Stokenham, Kingsbridge

A wonderful, detached family home occupying a generous plot in the heart of Stokenham.

Stokenham is a popular, leafy village just a mile from Start Bay and its many unspoilt beaches. Situated almost equidistant between the larger towns of Kingsbridge and Dartmouth, it offers a thriving community with primary school which is rated outstanding by Ofsted, a parish church and two village pubs.

Just a short walk away, on the edge of the village, is Stokeley Farm Shop which offers a range of amenities including a butchers, deli and greengrocers as well as a garden centre, popular café, artisan shops and a 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 as is the market town of Kingsbridge.

Council Tax band: D

Tenure: Freehold



Elderswood is a well-presented, detached family home which sits on a generous, south facing plot in the heart of this popular village.

The accommodation is bright and airy throughout with large windows making the most of the rural views to the sea. The living accommodation occupies the south side of the property offering an abundance of natural light as well as views over the garden.

The dual aspect, open plan kitchen/dining room is the hub of the home and also provides a seating area with feature wood burning stove. The kitchen is integrated with a dishwasher, oven and hob. There is also space for a fridge/freezer. The adjacent utility houses the laundry equipment and a cloakroom.

The sitting room is also wonderfully light and has a wood burning stove. The adjoining sun room not only floods the room with natural light but also offers fabulous views over the village, the surrounding countryside and sea beyond.

Elderswood has three double bedrooms as well as a family bathroom with separate cloakroom and a shower room.

Outside, there is a lovely rear terrace which provides the perfect spot for alfresco dining whilst beyond, the generous lawned garden is bordered by mature shrubs offering wonderful privacy. To the front, there is ample driveway parking for a number of vehicles.

SERVICES

Mains water, drainage and electricity. Oil central heating.

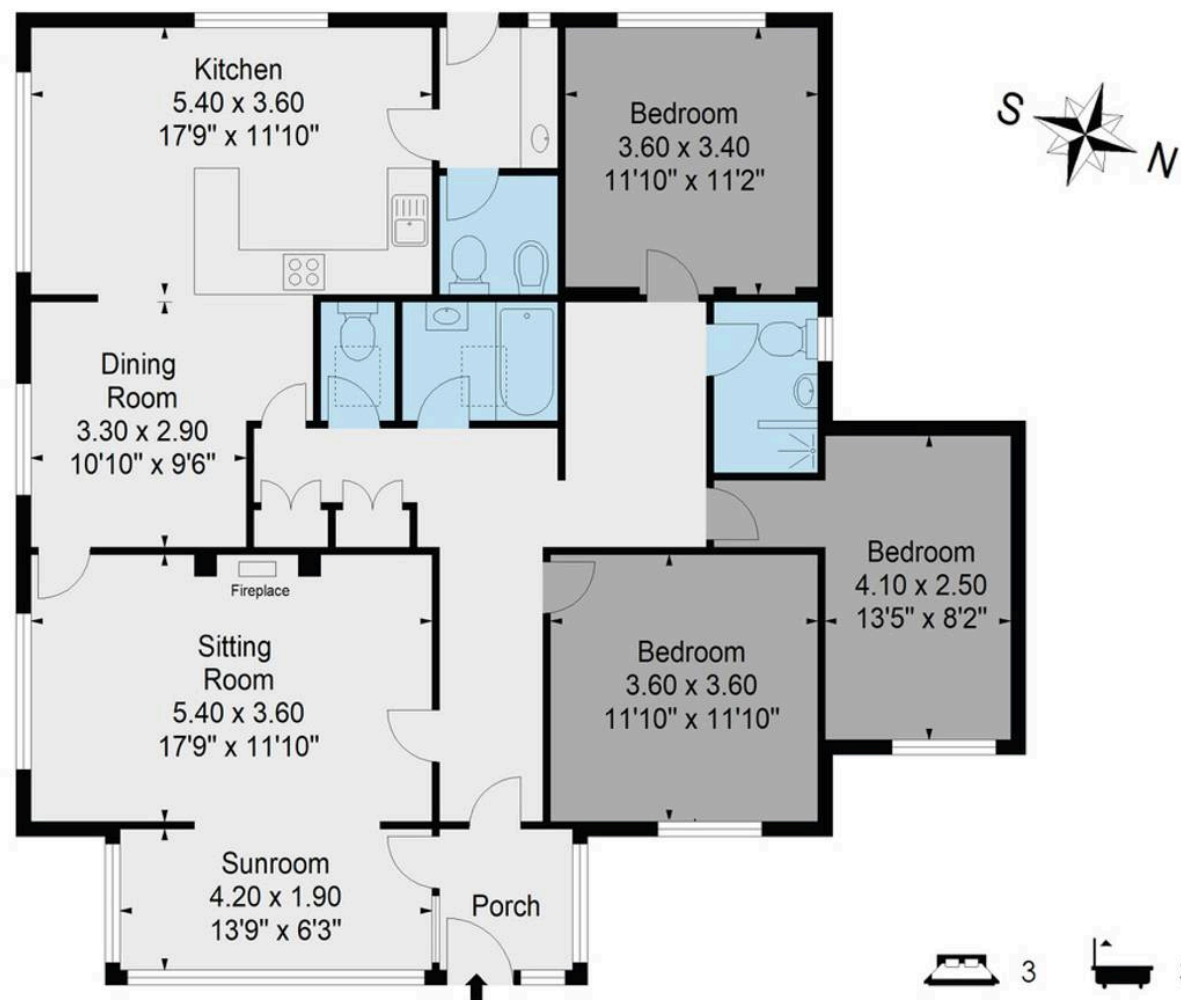
DIRECTIONS

What3words - [///stockpile.lies.contemplate](https://www.what3words.com/stockpile.lies.contemplate)





Approximate Gross Internal Area = 136.28 sqm / 1467 sq ft



Ground 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.