



Longlands, Springfield Drive, Kingsbridge

Guide Price £850,000

HARRIET
GEORGE

Longlands

Springfield Drive, Kingsbridge

A substantial detached house on a generous corner plot with wrap around gardens, excellent parking and integral double garage.

Kingsbridge is a picturesque market town located at the head of the Salcombe estuary with excellent boating and sailing facilities within the sheltered estuary waters.

The thriving town has a friendly and active community with excellent facilities including a high street with many independent shops and cafes, leisure centre, health centre, cinema and the highly rated Kingsbridge Community College.

Kingsbridge is an excellent base to enjoy the exceptional coastline and local beaches and the peaceful Devon countryside, as well as being close to other popular towns such as Dartmouth, Totnes and Salcombe.

Springfield Drive is a very convenient location, within easy walking distance of all the amenities.

Council Tax band: G

Tenure: Freehold



Renovated and extended by the current owners about 15 years ago, Longlands has an abundance of natural light and accommodation extending to in excess of 2300 sq ft. The spacious entrance hall exudes a feeling of airyness with Maple floors and large picture window with views across the town.

On the ground floor is a bespoke Treyone kitchen with integrated appliances which include a gas fired AGA, Fisher Paykel dishwasher and coffee machine; the adjoining study could easily be incorporated if desired. The dining room has bi-fold doors to the expansive balcony which wraps around two sides of the house and enjoys sun until late in the day. There is a double aspect sitting room with open fire and sliding doors lead out to the pretty front garden. In addition, there is a guest cloakroom, and a double bedroom with dressing room and en-suite bathroom on this level affords the opportunity to live on one floor if desired.

An open tread staircase with glass balustrade leads to the lower ground floor where there are three bedrooms, an en-suite shower room and family bathroom. French doors from the hallway lead out to the garden. The generous utility room has access to the garage with workshop at the back.

Longlands stands in the centre of its landscaped gardens. There is a large paved terrace at the front of the house with lawn and mature shrubs. The rear garden has a level lawn with established shrubs, trees and beautifully planted borders. There is also a useful garden store. The driveway provides parking for a number of vehicles and access to the double garage with remote control door.

SERVICES

Mains drainage, gas, water and electricity.

DIRECTIONS

From the service station in the centre of town turn left into Rope Walk then immediately right into Springfield Drive. Longlands is immediately in front of you at the top of the road.



Approximate Gross Internal Area = 221.7 sqm / 2386 sq ft
(Excluding Garage)
Garage
Approximate Gross Internal Area = 31.4 sqm / 338 sq ft



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.