



**KINGSBRIDGE**  
ESTATE AGENTS



Maple House, 15 Allotment Gardens  
Kingsbridge, TQ7 1NT

**Guide Price £795,000**



# Maple House

Kingsbridge, TQ7 1NT

## Kingsbridge

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital.

## The Property:

Maple House is a beautifully presented substantial 4/5 bedroom family home located close to the centre of Kingsbridge. Occupying a plot with far reaching views, the property comprises:

## First Floor:

With access from the garden, the kitchen/diner is the heart of the home. The well-equipped kitchen provides plenty of Mistral work surface space, and benefits from integrated Neff appliances including double oven, single oven with warming drawer and an electric hob as well as an integrated Hotpoint dishwasher. A useful walk-in larder cupboard provides additional storage and somewhere to keep the wine cool. Whether you're hosting intimate gatherings or preparing meals for the family, this kitchen can handle it all, promising both style and functionality.

The internal hallway provides access to the utility area, which has plumbing for a washing machine and space for tumble dryer, and a separate cloakroom. The master bedroom is on this level and is of a generous size and benefits from its own private en-suite shower room.

At the end of the hall, you are presented with stunning panoramic views from the triple aspect reception room. This large, spacious room is full of light and presents plenty of opportunity for relaxing at the end of the day enjoying the sunset from the comfort of your sofa.

There are stairs to the second floor which provides a useful office space, and a large room which is currently utilised as a games room which offers potential for an additional bedroom if required.





### Ground Floor:

The lower entrance hall has the staircase rising to the first floor with glass balustrade and a feature stained glass window. There is a large built-in airing cupboard with hot water cylinder and slatted shelving with the controls for the under floor heating and solar water heating. There is a further part glazed door to rear of the property for external access.

Also on the ground floor are three further large double bedrooms, two of which have access to their own jack and jill bathrooms. There is also a useful room with access to the garage which is currently used as a gym, and offers a potential office space or hobby room.

The double garage has an electric folding door and houses the oil fired boiler.

### Outside:

To the front of the property is a private drive with space for two cars and an additional parking space just down from the property. The main garden, which benefits from external power outlets, is paved with an area of decorative plum slate and feature pergola. There is a large sun terrace with glass balustrades which provides the perfect spot in which to relax and enjoy the views, and there is a further small terrace to the front with the potential to add a raised balcony from the reception room above (subject to planning).

The property has UPVC double glazing throughout, and oil fired central heating. There is a wet solar panel system for hot water on the roof, with further solar panels for electric with a 5kw battery.

Whether you're seeking a peaceful sanctuary to call your own or a luxurious haven for entertaining, this 5-bedroom property in Kingsbridge offers the perfect blend of sophistication, comfort, and unparalleled views.

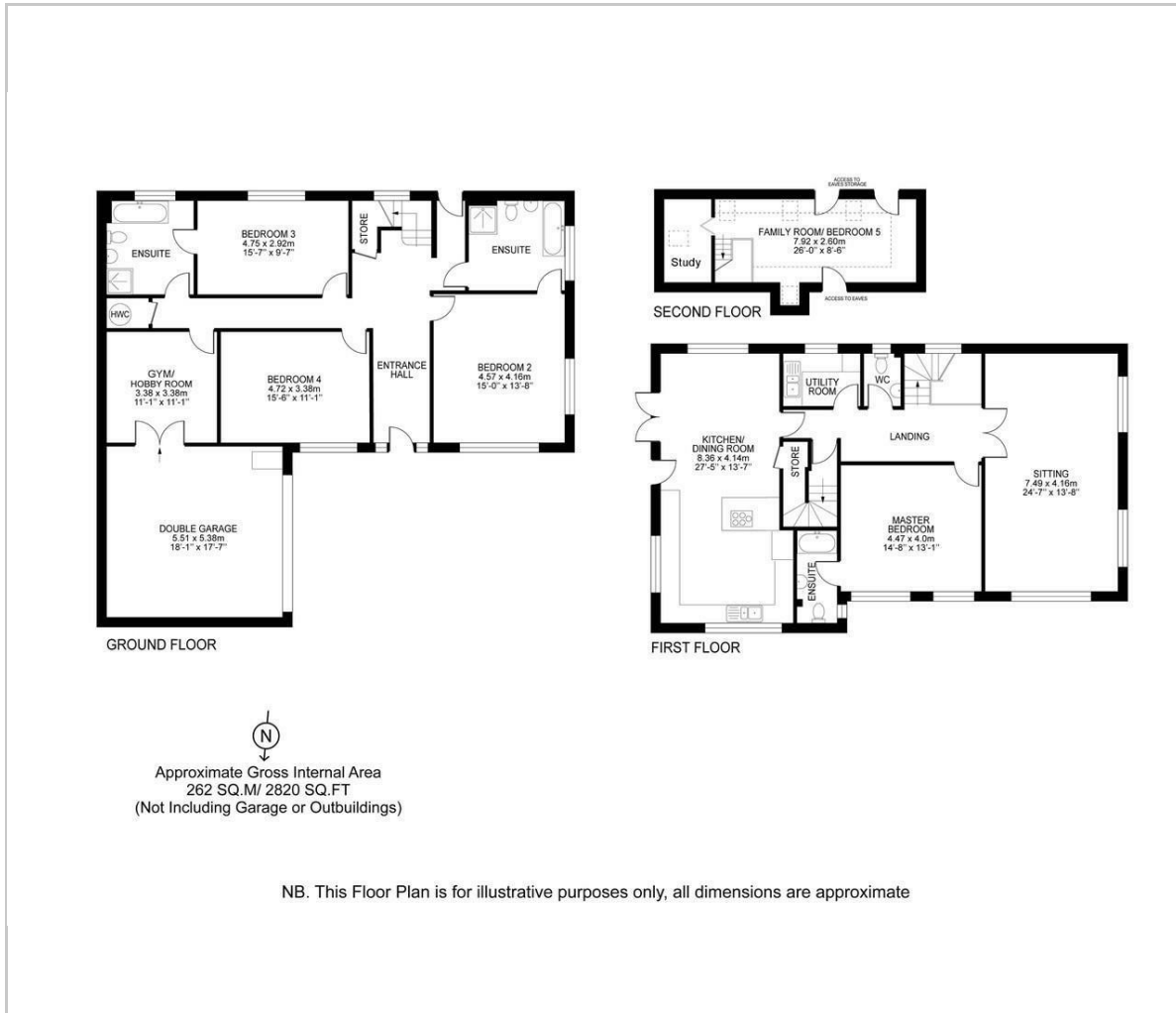
Tenure: Freehold

Services: Mains water, drainage and electricity. Oil fired boiler for hot water and heating. Solar panels for hot water and electricity with 5kw battery

Council Tax: Band F



## Floor Plan



## Viewing

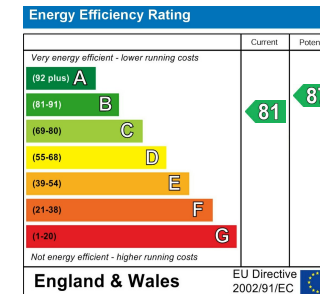
Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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