



1 Robins Field


Chillington, TQ7

Guide Price £495,000

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1 Robins Field

Chillington, Kingsbridge, TQ7 2LJ

Summary:

Located in the peaceful village of Chillington, 1 Robins Field is a beautifully presented 4-bedroom detached home. Offering spacious living with a bright living room, a stylish dining room with patio doors, and a modern kitchen with quartz surfaces, this home is perfect for family living. The master bedroom includes an en-suite, and three additional bedrooms boast lovely countryside views. With a private rear garden, a garage, and parking for two cars, this property combines comfort and convenience.

The Property:

A good size entrance hall with under stairs storage cupboard and stairs to first floor. There is also a useful cloak room with vanity hand wash basin and WC.

Through into the living room which is a good sized room with bay window to the front and feature fire place with inset electric coal effect fire. Glazed French doors lead through to the dining room which has patio doors leading to the rear garden.

The kitchen is fitted with a range of wall and floor units with quartz work surface above and inset sink. There is a recess for a range cooker and extractor above, and integrated dish washer and wine cooler.

The utility room also benefits from a range of units with workspace above and plumbing for washing machine and dishwasher. Access to rear garden and also internal access to a spacious garage.

The landing has loft access and a built in airing cupboard.

The master bedroom is a good size double with window to front elevation and has wardrobes with sliding mirrored doors. The en-suite shower room has walk in shower unit with tilted enclosure, and vanity hand wash basin and WC.





There are two further double bedrooms which both have lovely countryside views, and a large single/small double bedroom with front elevation.

The family bathroom has a white suite comprising bath with shower over, hand wash basin and wc. Part tiled walls, obscure window and towel warmer.

The garage has an up and over door and further side access with power and lighting. The hot water store is also located here.

Outside:

The rear garden is a nice size and fully enclosed with countryside views. Mainly laid to grass, there is a paved area for seating and a side area with a shed. There is side access on both sides which lead to the front.

The front garden has parking for two cars and access to garage.

The property is beautifully presented throughout and would make a perfect family home.

The Location:

Chillington is a popular village around 5 miles from the market town of Kingsbridge with a post office/general stores and a health centre. The excellent primary schools of Stokenham and West Charleton CofE are minutes away in neighbouring villages. The beach at Torcross is just 5 minutes to the East and for any boat lovers, there is a slipway one mile away at Frogmore. Chillington is also on the bus route towards the pretty town of Dartmouth with some stunning views along the way.

Further Information & Services:

Tenure: Freehold

Services: Mains electric, water and sewerage, air source heat pump

Council Tax: Band E

This property is made of standard construction.

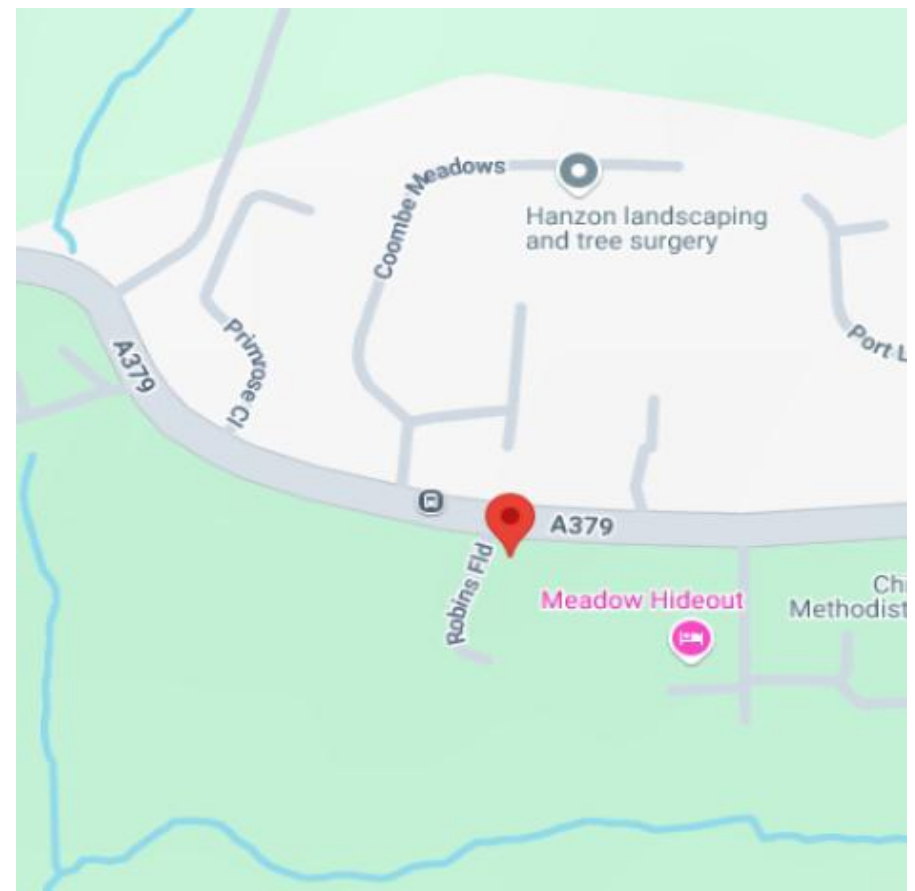
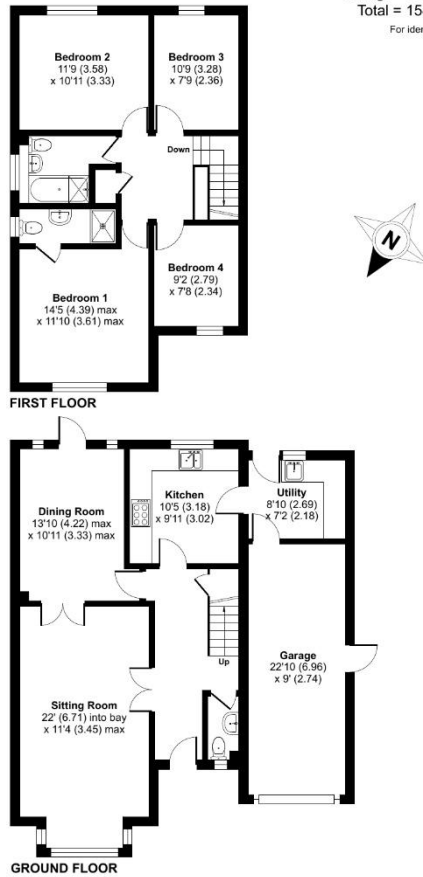
Robins Field, Chillington, Kingsbridge, TQ7

Approximate Area = 1339 sq ft / 124.3 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1541 sq ft / 143 sq m

For identification only - Not to scale



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.

107 Fore Street, Kingsbridge, Devon, TQ7 1AB

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC