



Briar Wood, Charles Hankin Close, Ivybridge, PL21 0WF

CHRISTOPHER'S  
SOUTH HAMS

# Briar Wood, Charles Hankin Close, Ivybridge, PL21 0WF

Christopher's South Hams are proud to present this substantial detached family home offering almost 2,500 sq ft of accommodation in this highly sought-after exclusive cul-de-sac.

This immaculately presented 4-bedroom home offers all that a family could wish for. A large inviting entrance hall with ceramic tiled flooring gives access to all rooms downstairs including cloakroom, study, dining room/second reception and a magnificent kitchen/breakfast room with double doors to the garden's patio area. There is a separate utility room leading to the integral double garage which offers additional utility storage and an integrated freezer. The kitchen also offers integrated appliances including a dishwasher, microwave and wine cooler fridge. Flanked by the granite work surface is the impressive freestanding Rangemaster range cooker with electric double oven, separate grill and five gas ring hob with warming plate. The incredibly spacious sitting room is dominated by a spectacular red brick fireplace with oak lintel which houses a cosy multi-fuel woodburning stove and with doors leading to the conservatory and views of the garden beyond, this truly is a splendid room to enjoy.

Upstairs a beautifully light and airy galleried landing leads to three super double bedrooms, one with ensuite and all with built-in wardrobes. The stunning master bedroom with ensuite shower and bath also offers a remarkably generous dressing room with a walk-in wardrobe that has been fitted with shelving, hanging rails and an automated light. A further family bathroom, again with shower and separate jacuzzi bath completes the upstairs accommodation.

The property sits in a delightful corner position with a stone-walled lawn and a driveway for several vehicles. The integral double garage with light and power connected also has a pedestrian door to the side for additional access. The enclosed rear garden is sheltered by high fencing, mature trees and raised bedding and offers a wealth of entertaining opportunities from its neat level lawn, patio and decking areas. There is also a timber summerhouse which would lend itself to a variety of uses.

Homes in Charles Hankin Close rarely come to market and we are excited to showcase this impressive gem. Viewings are highly recommended.



## Key Features

Exclusive Cul-de-Sac  
Detached

Immaculately Presented

Downstairs Cloakroom

4 Double Bedrooms including  
Master Suite

Master Suite with Dressing Room  
Further Ensuite & Separate Family  
Bathroom

Integral Double Garage

Parking  
Garden

## Situation & Amenities

With the pretty River Erme flowing from the moors through the middle of the town, Ivybridge is family-orientated with a rich heritage of traditional industries such as milling and cloth making that are still celebrated today. As well as its fascinating history, Ivybridge offers adventure. The idyllic countryside and moorland offer miles of magnificent walking trails out of the town, whilst in the town itself you'll find pubs, eateries and a variety of shops and supermarkets. The property sits within walking distance of the town centre.

There is a good choice of primary schools all within the catchment of the renowned Ivybridge Community College with its World Class Quality Mark Award. There are several places of worship with noteworthy histories, GP and Dental Surgeries, a Minor Injuries Unit, two leisure centres with swimming pools, fitness suites, and various health classes. There is also the charming Watermark with its welcoming library, IT suite, cinema, theatre, coffee shop and conference facilities. If golf is your escape, then there is the 18-hole course at nearby Wrangaton set against the backdrop of the beautiful Ugborough Beacon. There are also the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all adding to the community focus of the town and with its very own train station there are excellent transport links to Plymouth, Exeter, and London; Ivybridge certainly has a wealth of opportunities to welcome you.

## Services

All Mains Services Connected.

## Tenure

Freehold.

## Local Authority

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

## Viewings

Strictly by appointment through  
Christopher's South Hams  
01752 746 550

**COUNCIL TAX BAND:** G







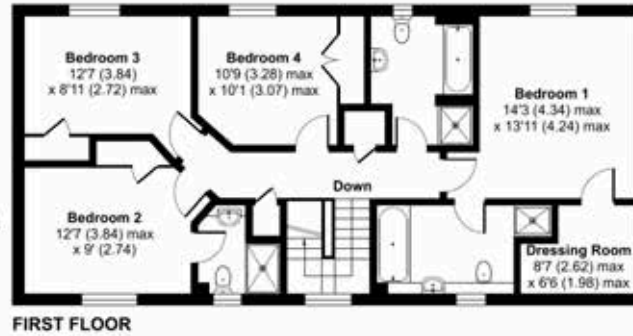
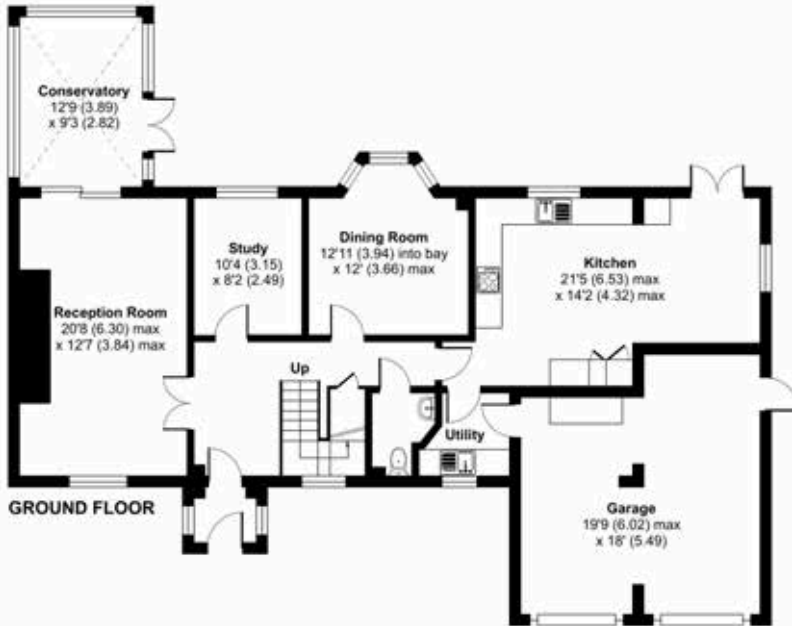
## Charles Hankin Close, Ivybridge, PL21

Approximate Area = 2131 sq ft / 197.9 sq m

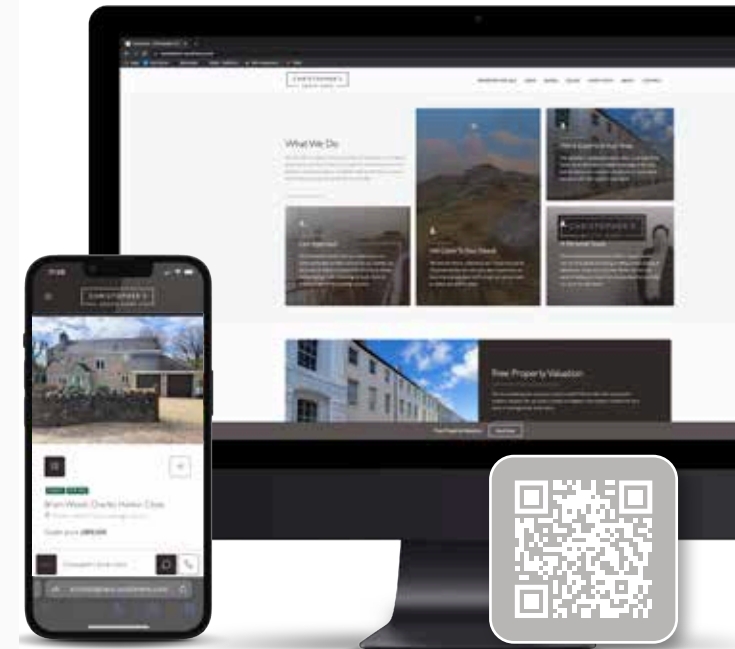
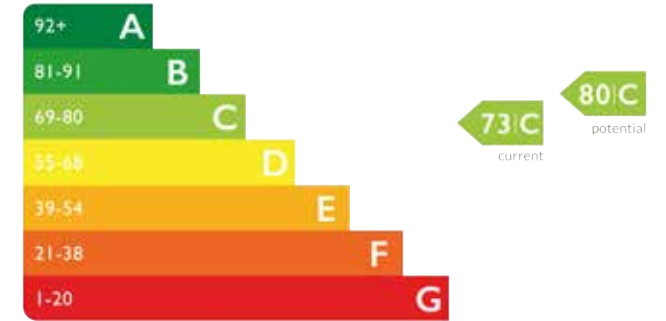
Garage = 322 sq ft / 29.9 sq m

Total = 2453 sq ft / 227.8 sq m

For identification only - Not to scale



## Energy Efficiency Rating



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SOUTH HAMS

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6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN  
+44 (0)1752 746 550 | [OFFICE@CHRISTOPHERS-SOUTHAMS.COM](mailto:OFFICE@CHRISTOPHERS-SOUTHAMS.COM)