



Maple Grove, Ivybridge, PL21 0ZD

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are delighted to market this superb, detached family townhouse. Impeccably presented throughout and boasting a modern, neutral décor, this really is the epitome of a 'turnkey' property. Laid out over three floors, this home offers flexible accommodation for professional couples looking to work from home, or a growing family with teenagers looking for a slice of independence on the top floor. Mediating between the kitchen and sitting room is the linear hallway, with storage, welcoming you inside. Shades of stylish pewter across the fully integrated kitchen cleverly defines this space from the clean and crisply decorated dining area where doors leading to the rear garden bring a dual aspect to this excellent space. An incredibly useful, large storage cupboard brings a little extra to this room. The sitting room again showcases a lovely dual aspect with natural light bouncing off the interior and double doors again inviting you to the rear garden. Exuding utter luxury and elegance, four double bedrooms extend over the two upper storeys with two on each floor serviced by either an ensuite, separate family bathroom or shower room. Three bedrooms enjoy stunning south facing views, far reaching across the South Hams countryside and adding to the beautiful presentation and backdrop of this effortless home. Outside, this property sits proudly within the new development, enclosed by a neat frame of lawn, black railings and high walls bringing a level of privacy to the plot. From the private parking area, with EV charging point, a pedestrian gate leads to the rear garden which is laid to patio and lawn; a low maintenance haven to retire to and relax at the end of the day. With no onward chain, viewings are highly recommended to experience this superior quality home.



Key Features

Detached Townhouse
Immaculately Presented
Flexible Accommodation
Facilities on Each Floor

South Facing Views
Garden & Parking
No Onward Chain
Remaining NHBC Warranty

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 and train station.

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. The charming Watermark with its welcoming library, IT suite, cinema, theatre, coffee shop and conference facilities as well as the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all add to the community focus of the town. Ivybridge certainly has a wealth of opportunities to welcome you and with its very own train station there are excellent transport links to Plymouth, Exeter, and London with all the amenities that larger cities can offer.

Services: All Mains Services Connected.
EV Charging Point.

Tenure: Freehold.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

Local Authority:

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

COUNCIL TAX BAND: E

Viewings:

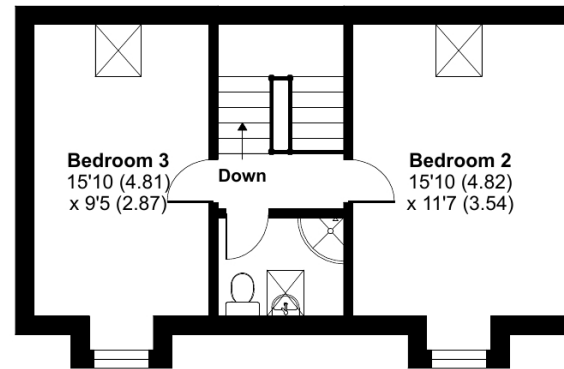
Strictly by appointment through
Christopher's South Hams
01752 746 550



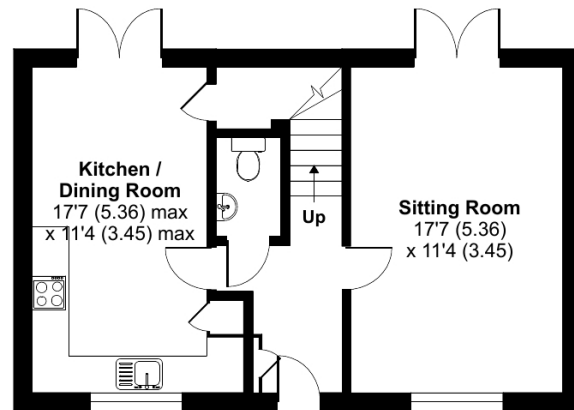
Maple Grove, Ivybridge, PL21

Approximate Area = 1487 sq ft / 138.1 sq m

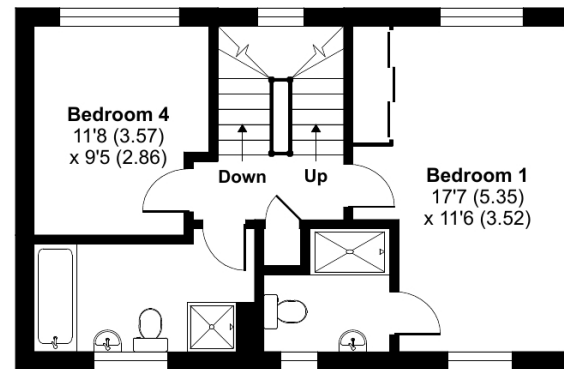
For identification only - Not to scale



SECOND FLOOR

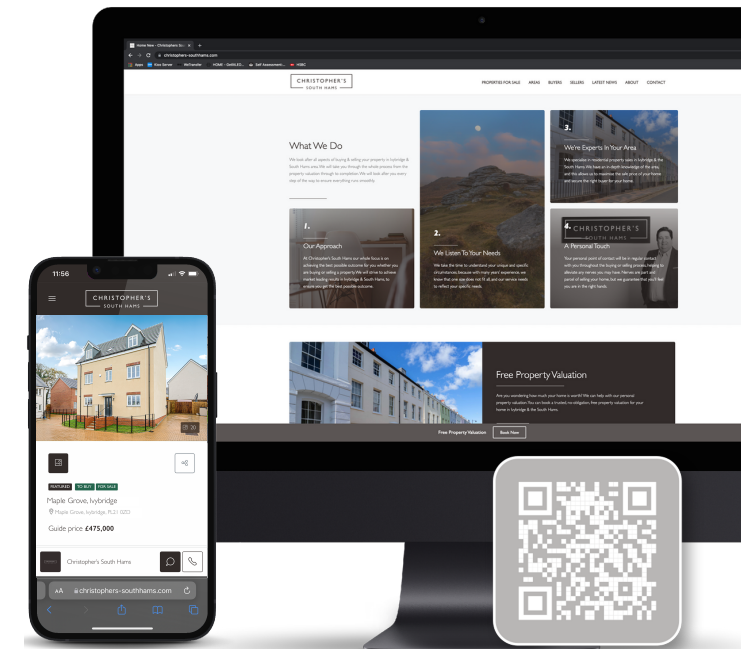
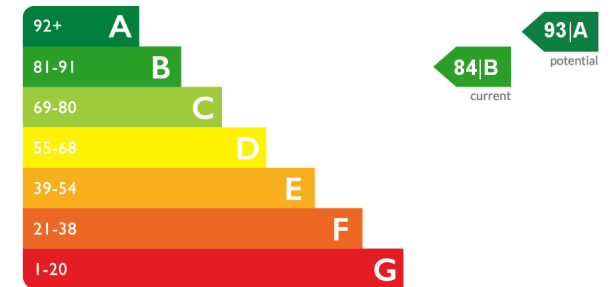


GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025. Produced for Christopher's South Hams Ltd. REF: 1377169

CHRISTOPHER'S
SOUTH HAMS

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