



The Sidings, Chittleburn Hill, Brixton PL8 2BH



Guide Price £695,000

Accommodation

A part-frosted glazed front door with frosted floor to ceiling sidelights leads to the Entranceway with a door to the Home Office which enjoys full height windows to the front, and a further door to the Downstairs Cloakroom which is fitted with a low level WC, inset hand basin with mixer tap and cupboard under, and a sliding pocket door to the under-stairs cupboard housing heating and hot water systems. From the entranceway, an open aspect leads through to the open plan

Kitching/Dining/Sitting Room, which enjoys views of the garden and woods beyond along the whole width of the house. The Kitchen area is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating an inset Franke stainless steel sink unit with mixer tap, integral dishwasher and fridge/freezer, five ring induction hob with extractor over and pan drawers under, and a Neff eye-level double oven and grill. The Dining area benefits from French windows with sidelights leading to the garden and is open to the Sitting area which enjoys bi-fold doors to the garden and a further window to the side.

From the kitchen, a door leads through to the rear lobby with a loft hatch, lightwell, glazed door to the garden and stairs leading down to the Basement, which is a substantial space with excellent head-height and would lend itself beautifully to conversion into a games room, cinema, studio or, indeed, underground parking (subject to any necessary consents).



From the entrance, a wooden staircase with glass balustrades rises and turns to the spacious First Floor Landing, which has two Velux windows to the front. The Master Suite enjoys views over the garden and woods beyond from its full length windows to the rear, with an additional window to the side. There is a separate area to the front which would be ideal as a reading nook, vanity station or study, and a door leads to the En-Suite which is fitted with a fully tiled shower cubicle with rainfall shower and separate hand held shower attachment, wall mounted hand basin with mixer tap and cupboard under and a low level WC. Bedroom 2 also enjoys an outlook over the garden and woods from its feature windows to the rear, and an additional window to the front, and Bedroom 3 is a good size single room with a window to the rear.

Outside

The property is approached from the driveway of The Old Station, over which The Sidings enjoys a right of access. A substantial gravelled driveway provides ample parking and there are two raised beds, ready to be planted up as shrubberies or for growing vegetables.

The rear garden is mainly laid to lawn with fenced perimeters and trees beyond providing a high degree of privacy. There are three beautiful mature silver birches, along with a paved patio to the immediate rear of the house which continues as a pathway around both sides and the front.

Further Information

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

Local Authority: South Hams District Council

Council Tax: TBC

Tenure: Freehold

Services: Mains electricity and water. Heat exchange system, Nu-Heat air source heat pump. Sewerage treatment plant.

Parking: Substantial gravel driveway providing parking for several vehicles.

Construction: Timber frame with rendered block walls under a tiled roof. Remainder of ten-year Build-Zone Warranty (expires March 2032).

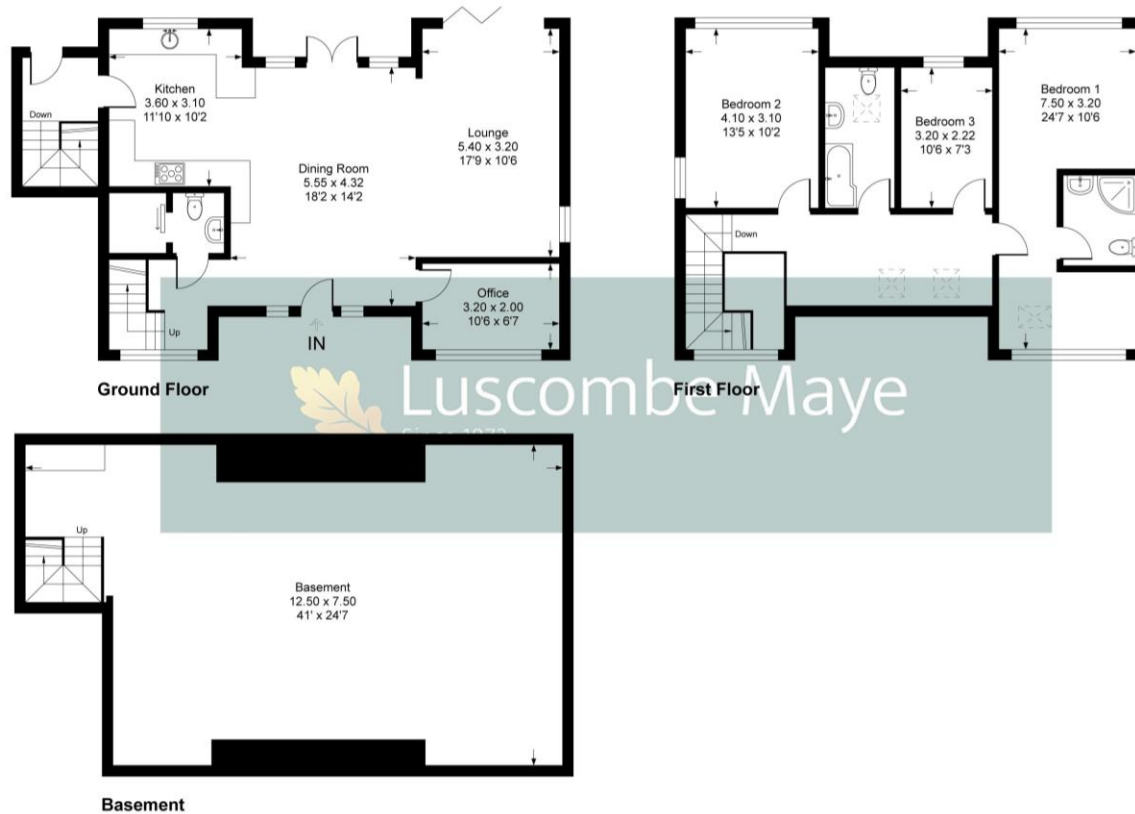
Broadband: Gigaclear cable broadband. <https://checker.ofcom.org.uk>.

Rights of access: The Sidings enjoys a right of access over the initial part of the driveway belonging to The Old Station to access its own driveway.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 231 sq m / 2487 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography for Luscombe Maye

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