



Connells

Sandown Road  
PAIGNTON





## Property Description

Connells are delighted to present to the market a truly rare opportunity to acquire a most cherished and superbly maintained four-bedroom detached residence, set within the highly desirable and tranquil enclave of Ocean Heights, Sandown Road.

This exceptional property represents not just a house, but a lifestyle - a home that has been adored for decades by the same family, and once you see it, you'll understand why. With its private position, panoramic sea views over Torbay and timeless charm, homes in this exclusive close rarely become available. It is a testament to how loved and long held these properties are; once people move here, they simply don't want to leave.

Nestled at the end of a peaceful cul-de-sac, this beautiful home is tucked away in a serene setting that provides an unrivalled sense of privacy while still being perfectly positioned for schools, shops, and excellent transport links. Ideal for families or those looking for a quiet retreat with easy access to modern conveniences. The property also benefits from being just a short distance from both outstanding primary and grammar schools, making it the perfect home for growing families.

Whether you're seeking a peaceful retreat, a spacious family haven, or a long-term forever home, this property ticks every box. Every inch of this home has been cared for and cherished.

## On Approach

As you approach the home, the first thing you notice is the warmth and welcome that radiates from the property. Stepping through the front door you are greeted by a spacious and bright open hallway, which sets the tone for the rest of the home. The layout has been thoughtfully designed to maximise both functionality and aesthetic appeal.

## Lounge

16' 6" x 11' 4" ( 5.03m x 3.45m )

The heart of the home is the expansive lounge, bathed in natural light and offering stunning, uninterrupted views over the landscaped rear garden and out to Torbay. French doors from the lounge seamlessly open into a separate dining room

## Dining Room

12' 3" x 9' 2" ( 3.73m x 2.79m )

Dining room, making this an ideal setup for hosting family gatherings or entertaining guests. Whether you're enjoying a cozy winter evening or throwing a lively summer party, this home adapts to every occasion.

## Kitchen

11' 2" x 8' 8" ( 3.40m x 2.64m )

At the back of the house is a well-appointed kitchen - a true haven for any home chef. With a comprehensive range of built-in appliances and ample workspace, the kitchen also boasts spectacular sea views, adding inspiration to every meal.

## Utility Room

7' 7" x 7' 5" ( 2.31m x 2.26m )

Adjacent to the kitchen, a separate utility room offers further convenience and leads on to a dedicated fridge/freezer room - an ideal space for extra storage. From here, access to the integral garage is provided, making unloading groceries or avoiding the rain that much easier.

## Study / Bedroom 5

9' 4" x 6' 3" ( 2.84m x 1.91m )

This thoughtfully designed home includes a flexible downstairs room currently used as a study, but easily adaptable as a fifth bedroom or hobby room. This is especially perfect for multigenerational living or those needing a dedicated workspace.

## Cloakroom

A ground floor cloakroom completes the ground level, enhancing the home's practical appeal.

## Master Bedroom & Ensuite

14' 7" x 9' 3" ( 4.45m x 2.82m )

Upstairs, the home continues to impress. The master bedroom is spacious and bright, situated at the front of the property with views over the quiet cul-de-sac. It comfortably accommodates large furniture, built in wardrobes and benefits from a luxurious en-suite bathroom

## En Suite

6' 7" x 5' 7" ( 2.01m x 1.70m )

Luxurious en-suite bathroom

## Bedroom Two

11' 8" x 10' 1" ( 3.56m x 3.07m )

Bedroom two, also at the front, is equally generous in size and can be tailored to meet your personal needs with built in storage cupboards.

## Bedroom Three

9' 7" x 9' ( 2.92m x 2.74m )

Bedroom three, located at the rear of the property, is a spacious double and offer truly breathtaking views over Torbay - a daily reminder of the home's amazing location.

## Bedroom Four

8' x 9' ( 2.44m x 2.74m )

Bedroom four, located at the rear of the property, is a spacious double and offer truly breathtaking seaviews over Torbay.

## Added Extras & Family Bathroom

7' 4" x 5' 8" ( 2.24m x 1.73m )

Every upstairs room has been fitted with blackout blinds, ensuring restful sleep and comfort at all times of the day. A modern and well-proportioned family bathroom completes the upper floor, providing ample space for family routines or guest use.

## Outdoor Paradise

The rear garden is where this home truly comes into its own. Step out onto the beautifully designed patio, where you'll find a covered pergola - perfect for al fresco dining or relaxing with a good book. There is also a dedicated hardstanding area for a Jacuzzi, allowing you to enjoy the most of Torbay's sea views while soaking in luxury. Whether it's a crisp winter evening or a sun-drenched summer day: this outdoor space is tailor-made for entertaining and unwinding alike.

## Summer House / Office

12' 2" x 8' 9" ( 3.71m x 2.67m )

Another highlight is the fully insulated and electrically equipped summer house at the bottom of the garden. Versatile and well-designed, it can function as a home office, creative studio, or even a personal retreat. With heating and insulation already in place, it offers year-round usability, adding valuable flexible space to the property.

## A Loved Family Home

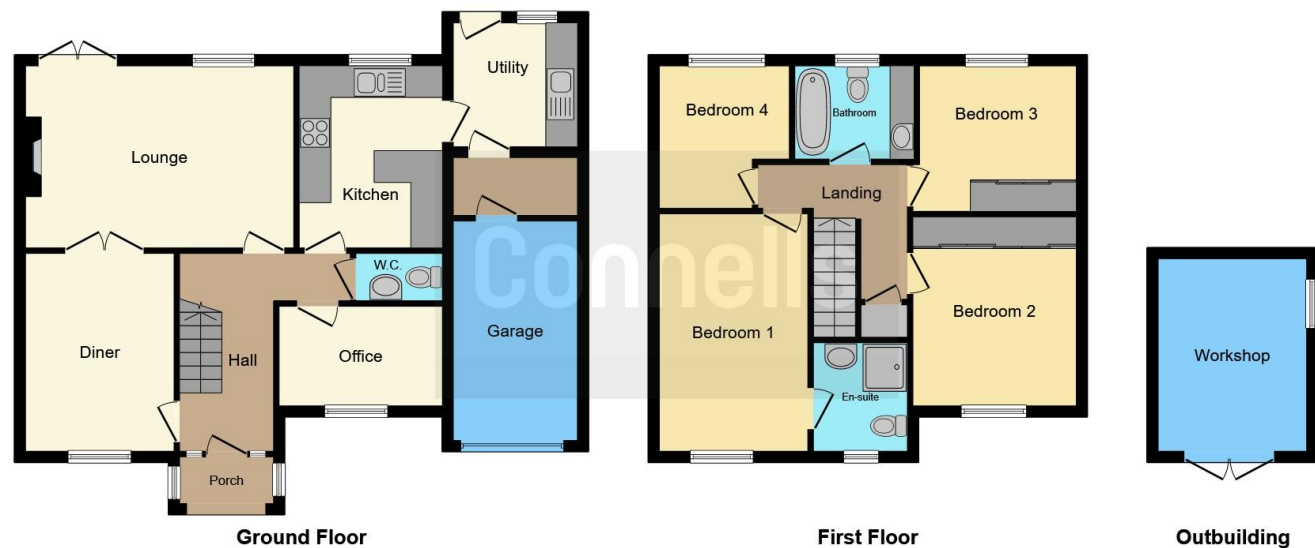












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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