

4 POPPLESTONE PARK BRIXTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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**4 Popplestone Park | Brixton | Plymouth |
Devon | PL8 2DS**

Executive five-bedroom detached home in a private five-house cul-de-sac, 2,220 sq ft plus double garage and garden room/studio. Light interiors, kitchen/breakfast room, elegant sitting room, two en-suites. Large, landscaped garden with terraces and spacious driveway parking.

Mileages

Plymouth (shops / restaurants) - 5.3 miles, A38 - 5.5 miles,
Exeter - 41.9 miles, Foxhound Pub - 0.1 miles,
Ben's Farmshop - 1.5 miles, Wembury Beach - 4.3 miles
(All mileages are approximate)

Accommodation

Ground Floor

Kitchen /Breakfast Room, Utility Room, Dining Room, Reception Room,
Office, WC

First Floor

Bedroom with Dressing Room and Ensuite, Bedroom with Ensuite,
Three Further Double Bedrooms, Family Bathroom

Outside

Double Garage, Studio/Garden Room, Patio and Garden

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk
The Green, Parsonage Road, Newton Ferrers, PL8 1AT



Tucked into the quietest corner of an exclusive cul-de-sac, this detached 5-bedroom executive-style home sits behind a broad sweep of driveway and mature planting, its façade a calm mix of warm brick and slate-hung gables. The position is wonderfully private with no passing traffic, and the plot opens to a deep, landscaped garden that becomes an extension of the living spaces through the seasons.

Arrival is effortless. The level drive comfortably takes four cars in front of an integral double garage with two open bays, giving useful extra covered parking. There's an inviting covered entrance porch, inside the house opens into a welcoming hall with a turned staircase in warm wood rising to the first floor, practical cloaks storage and a guest WC. A flexible reception room sits just off the hall and works beautifully as a quiet home office; it could also serve as an occasional sixth bedroom when needed.

The main sitting room is arranged around a Portland-stone fireplace with a wood-burning stove, creating a natural focal point for winter evenings. A bay window draws in light from the side while glazed doors open to the terrace and garden at the rear, establishing an easy connection to the garden; the footprint is generous enough for a large sofa set-up and an additional cosy reading nook. Alongside, the dining room enjoys a full wall of glazing to the garden, giving an elegant setting for everyday meals and larger gatherings.

The kitchen, with painted Shaker cabinetry and timber effect worktops set against beautiful tiles that add warmth and texture to the room. A broad picture window frames the garden bringing colour in through the year. Cooking is well served with a Bosch double-oven stack and a wide gas hob beneath a curved glass canopy, while discreet under-cabinet lighting provides excellent task illumination. Storage is generous, the dishwasher is integrated, and there's a comfortable breakfast corner to one side for coffee and casual suppers. A door leads into a utility/boot room with side access ideal for dogs, wet coats and muddy boots.

Upstairs, a broad landing offers room for a reading chair and links five well-proportioned bedrooms. The principal suite looks over the garden and has a luxurious feel with a large garden-facing window and a full run of bespoke-style wardrobes that keep the space crisp and uncluttered. Beyond, the dressing room sits under a rooflight with storage and room to sit ideal for an unhurried start or end to the day. The en-suite continues the premium feel, large stone tiles, a generous walk-in shower with rainfall head, and a contemporary freestanding bath set against warm wood-effect flooring. A sleek vanity with illuminated mirror and a heated rail complete the high quality finish. Bedroom two also has its own en-suite and a peaceful outlook to the trees. Bedrooms three, four and five are all comfortable doubles served by a family bathroom, making the first floor as practical for day-to-day living as it is for hosting friends and family.





The rear garden is a real feature; wide, green and beautifully shielded by established planting and mature trees. A circular stone terrace anchors outdoor life, with further seating areas set to catch the sun at different times of day. To one side, a contemporary garden room/studio sits lightly with full-height glazing and a crisp profile; it's insulated and powered for year-round use as a work from home office, gym, art space or even teen den. The room is air-conditioned and heated by an air source heat pump which was installed in 2023. Lawns are level and practical, edged by shrubs and trees that bring colour through the year and create a sense of seclusion.

Double garage which has power, an electric door to the front and door to the garden. The garage's double-skinned construction makes future conversion to ancillary accommodation or studio space an option, subject to the necessary consents.

Brixton is a well-connected village in the heart of the South Hams, offering a peaceful rural setting with excellent access to Plymouth, just six miles away. This thriving community combines the tranquillity of countryside living with the convenience of nearby urban amenities, making it an ideal location for those who want the best of both worlds. The village is home to a great range of local amenities, including a highly regarded pub, garden centre with café, local garage, and a fish and chip shop. Families benefit from the 'Outstanding' rated St Mary's C of E Primary School, with Ivybridge Community College and Coombe Dean School providing excellent secondary education just a short distance away. There are also plenty of local clubs and events, making it a lively, well-rounded community.

Outdoor enthusiasts will appreciate the variety of activities and scenic footpaths on their doorstep. Brixton Village is in the riparian parish of The Yealm and comes with Mooring Rights on the Yealm, with its stunning views and water sports opportunities, it makes a perfect spot for a coastal/estuary walk and coffee being only a short drive away. The nearby beaches like Wembury and Mothecombe are perfect for days out by the sea. The surrounding countryside, part of the South Devon Area of Outstanding Natural Beauty, offers ample opportunities for walking, cycling, and enjoying the outdoors.

Plymouth, known as "Britain's Ocean City," is just a short drive away, providing an exciting range of shops, restaurants, theatres, and cultural venues. With its vibrant waterfront, historic sites, and a wide variety of dining and leisure options, Plymouth offers everything you need for modern living. It's also well-connected, with a mainline train station to London and ferry services making travel to other parts of the country quick and easy.









Property Details

Services:	Mains water, electricity, gas (combi boiler) and private drainage (kerstar system shared by 5 properties with a annual maintenance fee approximately £400)
EPC Rating:	Current: C - 77, Potential: C - 80, Rating: C
Council Tax:	Band G
Tenure:	Freehold
Authority:	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Follow the A379 towards Plymouth, passing Yealmpton, and continue into Brixton on the A379. Turn right into Popplestone Park, No. 4 is near the end of the close.

Viewing

Strictly by appointment with the agent, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

Key Features:

- Executive five-bedroom detached house in a discreet five-home cul-de-sac
- Generous sitting room with bay window, French doors and wood-burning stove in Portland-stone surround
- Kitchen/breakfast room with Shaker cabinetry, Bosch double oven and utility/boot room
- Separate dining room and flexible ground-floor study/bedroom six
- Luxurious principal suite with dressing room and spacious ensuite with a generous walk-in shower with rainfall head, and a contemporary freestanding bath
- Second double with en-suite and three further doubles
- Landscaped, very private rear garden with terraces
- Garden Room/Studio - Insulated, powered – fabulous work from home office
- Double Garage plus driveway with ample parking





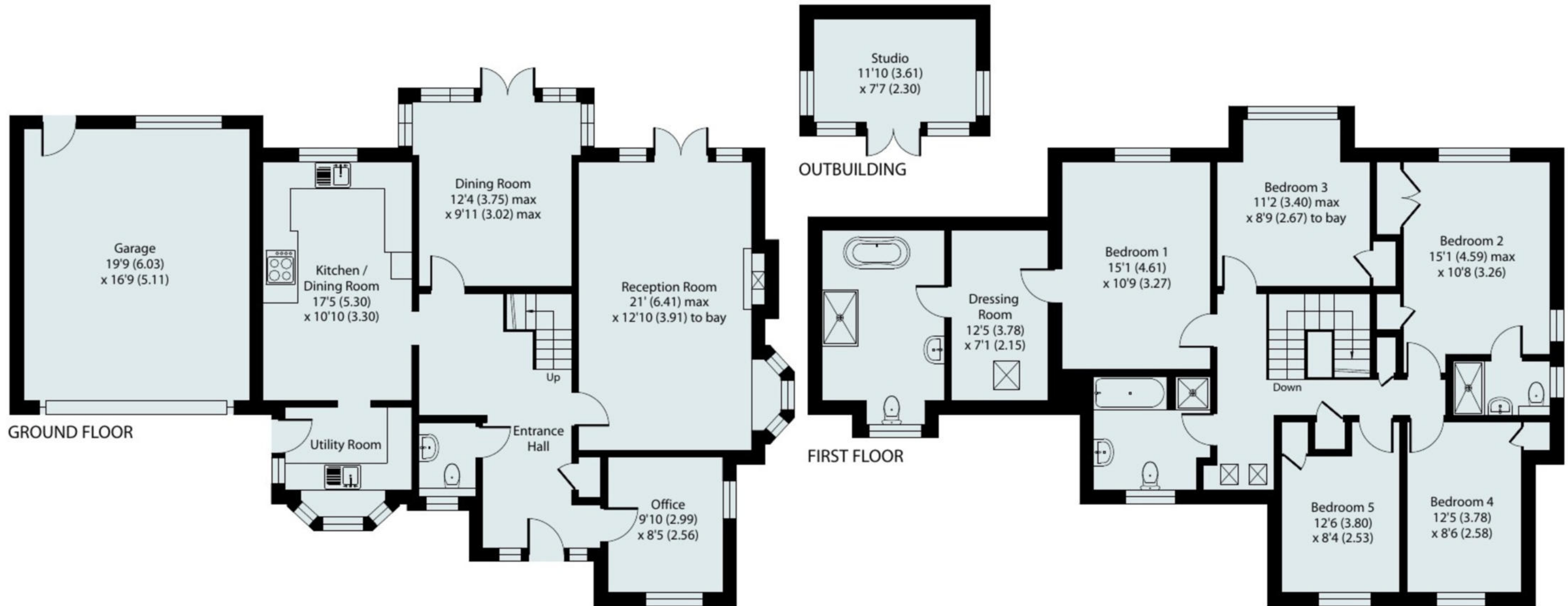
Approximate Area = 2220 sq ft / 206.2 sq m

Garage = 326 sq ft / 30.2 sq m

Outbuilding = 89 sq ft / 8.2 sq m

Total = 2635 sq ft / 244.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Marchand Petit Ltd. REF: 1373454

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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





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