

2 HILLFIELD  
STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







## 2 HILLFIELD

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Sitting in an elevated position with wonderful countryside views is this superb semi detached family house with easy access to the village and off street parking for several cars.

Entered via an entrance porch which leads into the hallway and through to a superb fully fitted country Kitchen with a breakfast bar and ample space for a dining room table which would comfortably seat six with extensive built in storage. Off the dining area is a lovely cosy snug with a wood burner and a square bay window perfect for enjoying the view. The separate living room is a lovely bright double aspect room with wood floors and patio doors out onto a terrace. To the rear is a good size utility room with access to the garden and a guest WC.

Upstairs is a generous landing which makes a perfect informal sitting area or study an impressive principle bedroom suite with a vaulted ceiling, walk-in wardrobe and ensuite shower. There are two further double bedrooms and a family bathroom.

Outside the front drive incorporates a carport with off street parking for several cars which is easily accessed from Hillfield. To the front of the house is a patio area which could also provide further parking. To the rear of the house is a charming gravelled garden with raised borders with an array of shrubs and flowers. A useful summer house/ garden office provides further entertaining space.

Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington with easy connection to St Pancras for Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.







## KEY FEATURES

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- Semi Detached
- Countryside Views
- Superb location
- Off Street Parking
- Carport
- Easy access to Village amenities









# PROPERTY DETAILS

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**Property Address**

2 Hillfield, Stoke Gabriel, Devon, TQ9 6SH

**Mileages**

Totnes 4 miles Exeter 24 miles Plymouth 25 miles (approximately)

**Services**

Mains electric, water and drainage. Gas central heating

**EPC Rating**

Current: C, Potential: B

**Council Tax Band**

Band D

**Tenure**

Freehold

**Authority**

South Hams District Council

**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.

**Viewing**

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



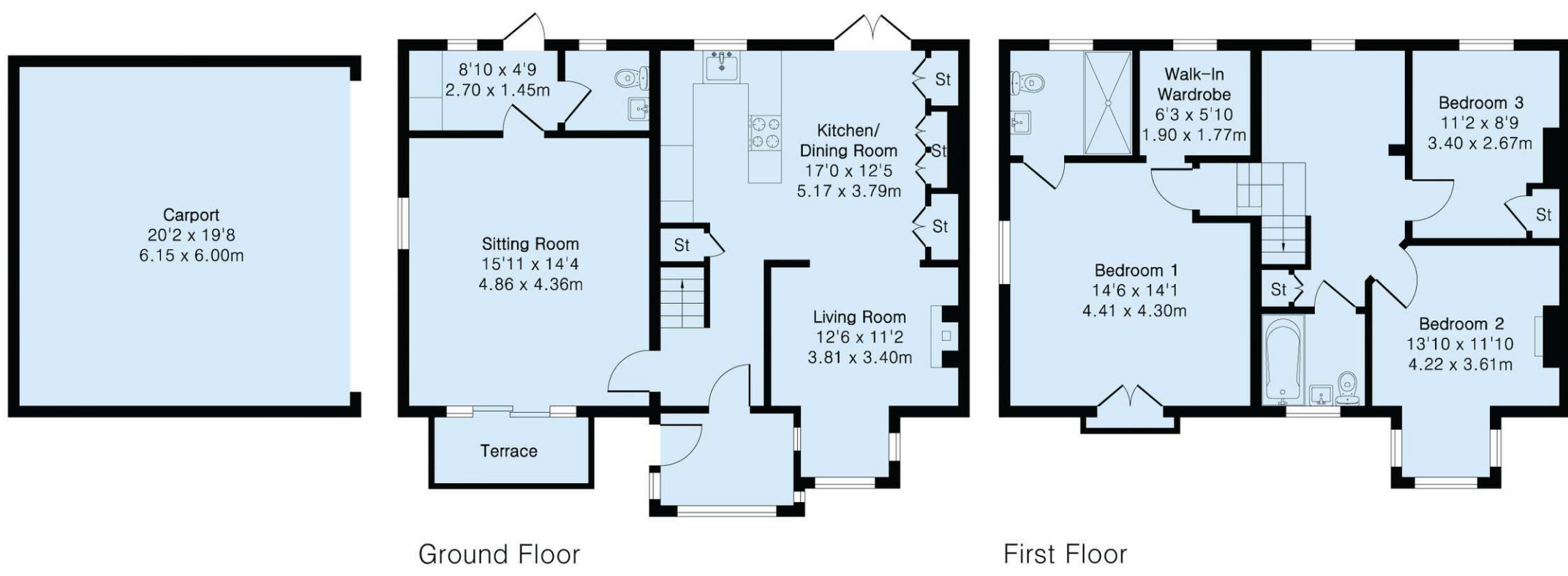
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# FLOORPLAN

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**Approximate Gross Internal Area 1475 sq ft - 137 sq m**  
Ground Floor Area 762 sq ft – 71 sq m  
First Floor Area 713 sq ft – 66 sq m







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