



2, Andrews Park



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Stoke Gabriel, Totnes, TQ9 6FF

Totnes: 4.6 miles, Dartmouth: 18.2 miles, Exeter: 27.7 miles

A well presented 4 bed detached family home with beautiful gardens and a double garage

- Highly desirable village location
- 4 Double bedrooms
- Superb landscaped gardens
- Double garage
- Council Tax Band F
- Detached family home of 1,744sqft
- Large sitting room with snug/study, dining room, kitchen
- Off-road parking for at least 2 vehicles
- Freehold Sale

Guide Price £775,000

SITUATION

Stoke Gabriel is a popular and sought-after village which lies in an Area of Outstanding Natural Beauty at the head of a creek on the River Dart about four miles south-east of Totnes.

DESCRIPTION

A fantastic detached family home, built approximately 12 years ago by Linden Homes which occupies a private location on the development. This attractive house is rendered under a slate roof and is offered to the market for the first time since the house was purchased from the developer. The vendor has greatly improved and landscaped the gardens and being the sales marketing suite for the development, the fixtures and fittings are of very good quality.

ACCOMMODATION

From the entrance porch a glazed timber door leads through to the spacious staircase hall, with stairs rising to the first floor, with numerous storage cupboards and a door to a ground floor WC. The spacious dining room is located at the front of the property, facing east, with a pleasant outlook over the large garden. The dining room has a pair of double doors, glazed to allow light into the hallway. The hallway has a tiled floor which provides access to the study/snug, which also faces east over the front garden.

The large sitting room benefits from windows and patio doors on three elevations, with access via a pair of patio doors to the large paved patio to the south. The sitting room has an attractive fireplace with an electric fire. The kitchen and utility room also has fantastic tiled floors, the same as the entrance hall. The utility room has a range of base and eye-level kitchen units, with a stainless steel sink with drainer, space and plumbing for a washing machine and tumble drier and has a door to the rear patio.



The kitchen has plenty of both base and eye-level kitchen units with a further 1½ bowl stainless steel sink with drainer. There are number of integrated appliances, including a full size Electrolux dishwasher, Zanussi 4-ring electric hob with extractor over, Electrolux double electric fan assisted oven. The Glow-worm Flexicom 24HX gas-fired boiler is located in a cupboard in the corner of the kitchen. Opposite the sink is the full-size integrated Blomberg refrigerator with freezer under and a number of cupboards with pull-out larder storage. There is space for a freestanding American style fridge/freezer. The kitchen is a good size enabling a breakfast table to be positioned in front of the patio doors facing which provide access out to the large patio, with a fine view of the rear garden and fruit trees.

The stairs rise to the first floor landing with the main bedroom immediately opposite, which is a good sized room with a number of built-in double wardrobes. This bedroom benefits from a view to the rear and the side. The en-suite shower room has a folding glass shower screen, it is tiled with a built-in vanity sink, WC, with further storage. There are a further three double bedrooms, all with good views over the gardens and the village beyond, one of which has a useful storage cupboard over the stairs. The family bathroom has a bath with a separate shower cubicle with a Mira Sport Max electric shower unit. The bathroom is tiled, with a pedestal wash hand basin and WC. On the landing there is an airing cupboard and a cupboard housing the pressurised hot water cylinder.

OUTSIDE

A particular feature of the property are the incredibly well landscaped gardens, which wrap around the property. To the front is a large area of level lawn with a number of specimen trees, including silver birch and magnolia, together with well stocked herbaceous borders colouring a plethora of colour throughout the year.

The vendor will be leaving the Husqvarna Robot mower to the front garden, however, the robot mower in the rear garden will be taken. There is a useful outside tap and a gate which leads onto a paved path passing the timber tool shed and greenhouse, and the path continues around to the main patio to the rear of the property. Here there is a further outside tap and an electronically controlled sun awning to provide shelter over the main seating area. This area of garden is also very well landscaped with a number of fruit trees, deep herbaceous borders and a productive area of garden with raised beds for fruit, herb and vegetable production. There is a gravelled path leading around the back of the raised beds and a summerhouse in the corner of the garden.

GARAGING

There is a large private area of drive with parking for at least two vehicles, beyond which is a detached breeze block and stone faced garage under a slate roof. There are two up and over doors providing access to the double garage. The building has a good ceiling height with built-in and fitted shelving to the rear. The garage has electric connected, an alarm and as formerly being the sales office to the development, we are informed that the mains water connection is still at the rear of the garage. Please note, the electric car charging point will be removed by the vendor. However, there is a conduit back to the fusebox of the house, enabling a new car charging point to be fitted, if required.

To the side of the garage the vendor obtained permission to put a pedestrian gate which leads onto the public footpath.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

SERVICES

Mains gas central heating, mains water, mains drainage and according to Ofcom, good mobile coverage and up to ultrafast broadband available.

VIEWINGS

Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

On the approach to Stoke Gabriel on Aish Road, turn right into the development and immediately after the first property turn left and you will see No. 2 Andrews Park in front, taking the left-hand turning through the pair of wooden gates in the stone wall, onto the private tarmac drive, which leads to the double garage. From the entrance drive, a paved pathway leads to the entrance porch of the property.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1744 sq ft / 162 sq m
 Garage = 329 sq ft / 30.6 sq m
 Total = 2073 sq ft / 192.6 sq m
 For identification only - Not to scale

Bedroom 1
4.34 x 3.53m
14'3 x 11'7

Bedroom 2
5.54 x 2.82m
18'2 x 9'3

Bedroom 3
4.72 x 2.69m
15'6 x 8'10

Bedroom 4
3.68 x 2.79m
12'1 x 9'2

First Floor

Sitting Room
6.05 x 4.32m
19'10 x 14'2

Double Garage
5.72 x 5.31m
18'9 x 17'5

Ground Floor

Kitchen
4.62 x 3.68m
15'2 x 12'1

Dining Room
4.14 x 2.74m
13'7 x 9'

Study
2.87 x 2.82m
9'5 x 9'3

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1111376



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	83
EU Directive 2002/91/EC			

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