



Kingfisher

Kingfisher

4 Springfield Park, Buckfastleigh, TQ11 0LL

A38 1 mile; Totnes 6 miles; Exeter 22 miles; Plymouth 23 miles

Stunning detached riverside home with sun deck, garden and garage in Buckfastleigh

- Immaculately presented detached home
- Architecturally inspired reception hall
- Spacious living room with garden views
- Large sun deck overlooking the river
- Integral double garage with electric door
- Easy access to major transport links
- Freehold
- Council tax band F

Guide Price £675,000

SITUATION

Springfield Park is a secluded residential development adjoining the South Devon Steam Railway, known for its picturesque station used in filming. The house benefits from excellent road links via the nearby A38 Expressway to Exeter and Plymouth. Buckfastleigh, a historic gateway to Dartmoor, offers individual shops, a medical centre, a swimming pool, tennis courts, and a bowling club. The Elizabethan town of Totnes, 6 miles away, provides diverse educational and recreational opportunities, including an indoor swimming pool and boating on the River Dart. Totnes also has a railway station with a mainline service to London Paddington.

DESCRIPTION

Kingfisher, 4 Springfield Park, Buckfastleigh, is an immaculately presented and individually designed detached house, offering spacious and versatile accommodation in a prime location. Situated within a small, exclusive development, this executive property features a high-end finish and modern amenities, perfect for those seeking a blend of luxury and convenience. With Buckfastleigh's historic charm and its close proximity to Dartmoor National Park, this home provides an ideal setting for both tranquil living and easy access to Exeter and Plymouth.



ACCOMMODATION

Upon entering Kingfisher, you are welcomed into a stunning double-height reception hall, illuminated by large windows and featuring an architecturally inspired staircase. The ground floor offers a large living room with windows on three sides, providing views of the gardens and the River Mardle, along with patio doors leading to both a courtyard and a sun deck. The spacious study offers flexibility as a home office, additional bedroom or a dining room. The kitchen/breakfast room, equipped with high-quality appliances and granite worktops, opens directly onto the sun deck, making it perfect for entertaining. Adjacent to the kitchen is a practical utility room with matching units and access to the outside.

The first floor comprises a generous master bedroom with en-suite shower room and built-in wardrobes, three additional double bedrooms, one of which is another en-suite, and a luxurious family bathroom featuring contemporary fittings and a large shower enclosure.

OUTSIDE

The exterior of Kingfisher is equally impressive, featuring a smartly paved driveway leading to an integral double garage with remote electric door. The rear garden boasts a wide paved terrace adjoining the large sun deck, providing a wonderful space for outdoor dining and relaxation, with steps leading down to a well-maintained lawn bordered by flowerbeds and the picturesque River Mardle. The garden extends to include an enclosed, sun-trap courtyard-style area with two useful garden sheds, perfect for storage or as a workshop. The peaceful riverside setting attracts a variety of wildlife, offering a serene and natural backdrop to this exquisite property.

SERVICES

Mains electricity, mains gas, mains water and mains drainage. Gas fired central heating. Ultrafast broadband and mobile networks available.

DIRECTIONS

From Totnes head towards Dartington and on reaching the roundabout next to 'Shops at Dartington' take the 3rd exit onto the A384 towards Buckfastleigh. Continue on the A384 for approximately 3.7 miles then take a sharp left over the bridge and follow the Old Totnes Road where the turning for Springfield Park is located on the right. Proceed to the bottom of Springfield Park where the property is situated on the right.



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.



| 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 | | 83 | 75 |
| EU Directive 2002/91/EC | | | |

The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454

Approximate Area = 2211 sq ft / 205.4 sq m
 Limited Use Area(s) = 19 sq ft / 1.7 sq m
 Garage = 350 sq ft / 32.5 sq m
 Total = 2580 sq ft / 239.6 sq m
 For identification only - Not to scale

Denotes restricted head height

Ground Floor

- Double Garage: 18'9 (5.71) x 18'8 (5.69)
- Sitting Room: 17'10 (5.44) x 17'9 (5.40)
- Office: 11'7 (3.52) x 11'1 (3.38)
- Kitchen / Dining Room: 17'10 (5.44) x 17'10 (5.43)
- Utility Room

First Floor

- Bedroom 1: 17'9 (5.40) x 15'9 (4.80)
- Bedroom 4: 18'6 (5.65) x 11'10 (3.60)
- Bedroom 3: 14'2 (4.33) x 8'8 (2.64)
- Bedroom 2: 17'11 (5.46) x 8'9 (2.66)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1125169