



# 1 Sawfield Drive

1 Sawfield Drive, Sawmills, Dartington, TQ9 6GQ

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### SITUATION

The popular village of Dartington has a primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, church and a vibrant community. The Dartington Hall Estate with its many cultural attractions is also within the parish.

The historic town of Totnes is a short walk away, a bustling market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. The A38 Devon expressway is approximately 4 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 beyond. Main line rail links to London Paddington are located in Totnes.

#### DESCRIPTION

1 Sawfield Drive is a beautifully designed 4-bedroom detached house in the charming village of Dartington. This home is perfect for families seeking modern comfort and convenience in a picturesque setting.

As you step inside, you are greeted by a spacious hallway with downstairs cloakroom leading to the kitchen / dining / snug area, equipped with high-quality laminate worktops, soft-close cupboards and drawers, and 2 stainless-steel ovens, situated above a sperate fridge and freezer. The kitchen also features a large 90cm induction hob and a stylish glass splashback. Adjacent to the kitchen is is a door leading to the garage with utility area to the rear, providing plumbing and electrics for a washing machine with sink over.

The ground floor includes a generous living room with window that lets in ample natural light, creating a warm and inviting atmosphere. The property benefits from LED downlights in the kitchen, bathrooms and en-suites, enhancing the modern aesthetic.

Upstairs, the master bedroom boasts a luxurious en-suite bathroom with a thermostatic valve rain-sense showerhead and full-height tiling around the shower. A further double bedroom has its own en-suite bathroom and the remaining two well-proportioned bedrooms share a contemporary family bathroom featuring a loft shower, glass screen over the bath, and chrome heated towel rails for added comfort. The bathrooms are fitted with Roca white sanitaryware and contemporary chrome fittings, providing a sleek and stylish finish.

#### OUTSIDE

The exterior of 1 Sawfield Drive is just as impressive as the interior. The property features a turfed rear garden with an external tap, ideal for outdoor activities and family gatherings. The garden is enclosed by a pretty red bricked wall, providing privacy and security. Additionally, the house includes a single integral garage with power and lighting, and two additional parking spaces on the driveway.

Residents can take advantage of the development's beautiful 1.2-acre private woodland, perfect for leisurely walks and connecting with nature.

#### SERVICES

All mains services connected. Solar panels.

Totnes: 3 miles, A38: 5.1 miles, Exeter: 28.7 miles

4 bedroom new home built to an exceptional finish throughout with garden, garage and parking in sought-after location

- Stamp duty paid up to £20,499 if reserved by 31st October
- Ready now
- High end finish
- 4 double bedrooms (2 e/s)
- Stylish family bathroom
- Quality interiors
- Turfed rear garden
- Single garage and 2 parking spaces with EV charging
- Predicted EPC B

## Guide Price £659,995



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.



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