



Warley Close



**STAGS**



# Warley Close

New Road, Stoke Gabriel, Totnes, TQ9 6RA

Totnes: 4.2 miles, Dartmouth: 8.9 miles, Exeter: 27.4 miles

An incredibly spacious chalet bungalow with a large area of off-road parking, in the highly desirable village of Stoke Gabriel

- A substantial plot
- Superb open plan kitchen/family room
- 3 Double bedrooms
- Off road parking for many vehicles
- Council Tax Band E
- Lovely village views
- Large sitting room
- Family shower room, En suite bathroom
- Freehold Sale

Guide Price £525,000

## 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. The older part of the village is in a conservation area near the River and Mill Pool and much of the area is a Coastal Preservation Area. The village has good facilities including a church, primary school, pre-school [2 to 5 yrs], village hall, post office, general stores and two public houses.

Buyers see Stoke Gabriel as a lifestyle choice both because of the amenities that it offers and its thriving strong family social life and community spirit, with boating, canoeing and river trips on the River Dart on your doorstep. The village boating association also provides RYA sailing training for children and a year round calendar of boating events.

## DESCRIPTION

This 1920s bungalow has been greatly improved and extended over its time, with the current vendor building a large kitchen extension to the rear to create a fantastic open plan kitchen/family room.

The property has a large spacious sitting room with a fantastic kitchen/dining room/family room with a bespoke fitted kitchen. A particular feature of the house is the large area of grounds enabling plenty of parking to the front with a patio and terraced garden area to the side.

## ACCOMMODATION

From the generous private drive, a path leads up over a front patio to the entrance porch, with space for coat and boot storage with an internal glazed door to the hall, with a lino floor and painted panelled walls. Doorway into the large sitting room overlooking the front and side of the property with a feature stone fireplace with a multi-fuel wood burning stove. This room is particularly light with three windows affording much light to enter the room.

From the entrance hall a door leads into the large single storey kitchen extension with a bespoke fitted kitchen with a large central island with breakfast bar to one side. The kitchen has a ceramic 1½ bowl sink with drainer, with a fitted ¾ size Beko dishwasher.





There are many soft close pan drawers with a pull-out bin store, full height integrated Beko refrigerator with a fitted pantry unit with soft close pull-out drawers, made from oak. The gas has been brought in to where the range cooker would be located, enabling the purchaser to put in a range of their choice. The kitchen has undercounter multi-colour illuminated LED lights.

The kitchen extends into the dining/snug area, which has a lantern rooflight and a pair of sliding patio doors which lead out to the side of the property. Once again, this room is incredibly light with large windows and doors to outside. At the back of the kitchen an opening leads through to the rear hall where there is a part glazed door to the courtyard with door to the boiler cupboard where the Vaillant gas-fired boiler is located.

From the rear hall a doorway leads through to the recently fitted utility room, with a range of base level kitchen units with space and plumbing for a washing machine and tumble drier. There is a stainless steel sink and space for freezers. Adjoining this room is a partially tiled dog's room with a sink unit and further space for coat and boot storage. At the end of the rear hall is a door leading out to the side garden.

From the entrance hall a door leads into the ground floor double bedroom. A spacious room with large window overlooking the front patio with a built-in double wardrobe and door to a Jack and Jill shower room. There is a useful storage cupboard housing the hot water tank and door leading back to the main hall.

The stairs lead up to a half-landing with door to bedroom 2 (double), with window to the rear and obscured glazing and a fully panelled wall with space for a freestanding wardrobe. This room has electric heating. The stairs continue to the main bedroom (double bedroom 3), with a large dormer window with window seat overlooking the front, with storage in the eaves and a doorway through to an en-suite bathroom with a large bathtub, WC and sink vanity unit and a large walk-in shower with rainfall shower head attachment.

**OUTSIDE**

Accessed from multiple openings from the kitchen extension, or from a path leading around through a gate at the front of the property where there is a large area of level tarmac which is ready for the stone patio to be laid, facing south/southwest. There is a greenhouse and ample space for wood storage with a single garage with a pair of garage doors.

The garden has a large retaining wall with slate capped tops, creating a further level area of ornate garden with a feature magnolia tree and a palm tree, with a number of pathways leading up to an upper seating area below the magnolia, with a characterful stone wall running the perimeter of the property. There are a number of raised beds and a water feature. There is outside lighting around the property.

**AGENT'S NOTE**

In the new extension the plumbing has been brought in for radiators to be fitted, which the buyer can complete. Furthermore there is spray foam insulation present in the loft.

**SERVICES**

Mains electricity, water and drainage. Gas-fired boiler for central heating in the property, with the exception of Bedroom 3 which has electric panelled heating. Solar panel array on the roof.

**DIRECTIONS**

From Totnes take the A385 towards Paignton. Stay on this road for approx. 2 miles & turn right sign posted Stoke Gabriel. Follow this road through the village of Aish, then turn right sign posted Stoke Gabriel. Proceed along the country lane towards the village and turn right again at the "T" junction. Continue into New Road. Warley Close is found on the right hand side just before the turning into Vicarage road.





A scenic view of a lush green landscape under a blue sky with scattered white clouds. The foreground is filled with vibrant green trees and foliage. In the middle ground, a cluster of houses is visible, partially obscured by the trees. The background shows rolling green hills and more distant trees.

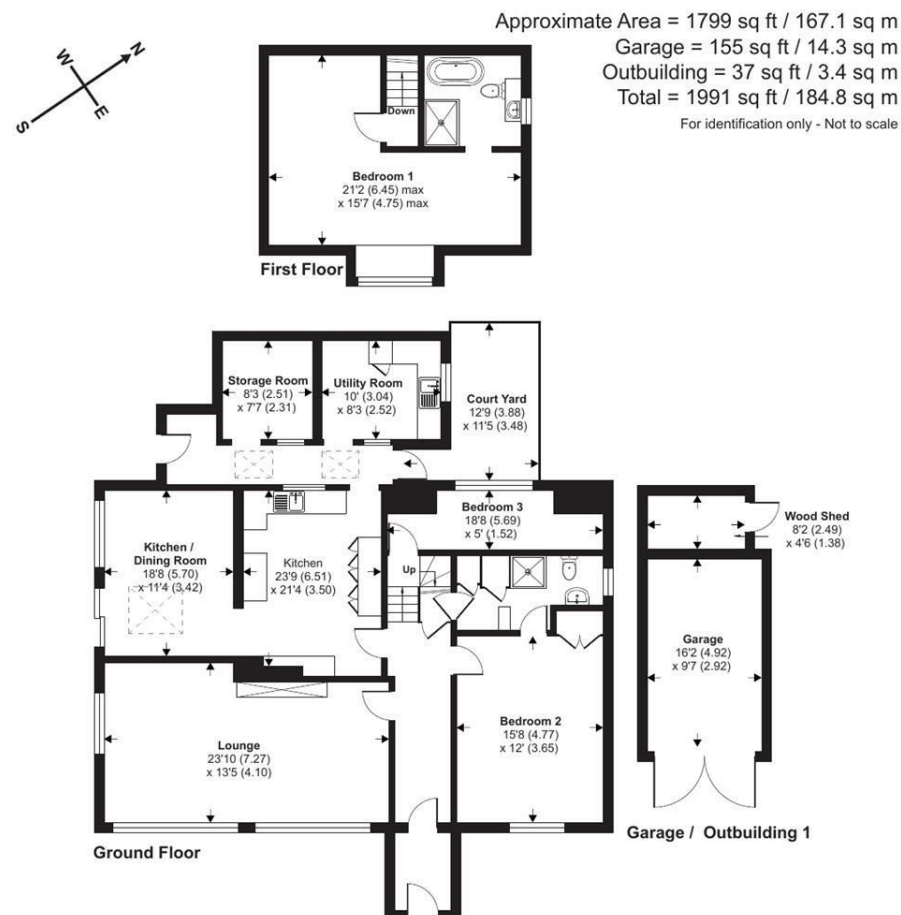


Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92+ <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-20 <b>G</b></p>		69	82
<p>Not energy efficient - higher running costs</p>			

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