



Newthy





# Newthy

7 Church Close, Ashprington, Totnes, TQ9 7UR

Totnes 3.2 miles; A38 9.7 miles; Plymouth 25.7 miles; Exeter 31 miles

## A well presented detached bungalow in sought after village location

- Spacious detached bungalow
- Modern Shaker-style kitchen
- En-suite to second bedroom
- Beautifully landscaped gardens
- Freehold
- Extended sitting room
- Bright conservatory overlooking gardens
- Driveway with ample parking and garage
- Stunning countryside views
- Council tax band F

Guide Price £675,000

### SITUATION

Located in the highly sought-after village of Ashprington, this property enjoys an elevated position with stunning views over the surrounding countryside. Ashprington is a quintessential Devon village, rich in character with its 16th-century church, village inn, and nearby Sharpham Estate, known for its award-winning wine and cheese. Just 3 miles away lies the vibrant Elizabethan town of Totnes, offering excellent shopping, schooling, and leisure facilities, as well as a railway station with direct services to London Paddington. The A38 dual carriageway is within easy reach, providing access to Exeter, Plymouth, and beyond.

### DESCRIPTION

This delightful detached bungalow offers an exceptional blend of countryside charm and modern convenience. With stunning views of the historic 15th-century church and the surrounding rolling hills, this home provides a peaceful retreat while being just 3 miles from Totnes, with its vibrant amenities and excellent transport links. The property boasts spacious and versatile accommodation, ideal for families, downsizers, or those seeking a tranquil lifestyle in the heart of Devon. With landscaped gardens, a large conservatory, and a versatile layout, this property truly caters to a variety of needs.





## ACCOMMODATION

The property opens into a welcoming entrance porch, which leads into a central hallway offering convenient storage and loft access. The sitting room has been extended to provide a bright and spacious living area, enhanced by a vaulted ceiling and large windows that flood the space with natural light. This versatile room enjoys delightful views of the rear garden and countryside beyond.

Adjoining the sitting room is the dining room, which offers further entertaining space with its own charming outlook. The modern kitchen, fitted with Shaker-style cabinetry, provides ample storage and work surfaces, along with integrated appliances. From here, sliding doors lead into the conservatory, a versatile space ideal for dining or relaxing while taking in the garden views.

The property offers three bedrooms, each with its own appeal. The primary bedroom enjoys lovely countryside views, while the second bedroom features an en-suite shower room and connects to the third bedroom, currently utilized as a study. The family bathroom is well-appointed with a walk in shower, and modern fittings.

## OUTSIDE

The property is approached via a shared driveway leading to a private brick-paved parking area, which accommodates several vehicles and provides access to the garage. The garage itself is highly versatile, featuring a workbench and additional storage space.

The gardens are a true highlight, offering a variety of spaces to enjoy. The paved sun terrace at the rear is perfect for outdoor dining or simply soaking in the tranquil surroundings. From here, steps lead down to a landscaped lawn, bordered by mature shrubs and vibrant flowerbeds, creating a haven for gardeners and nature enthusiasts. Additional features include a lower terrace with a charming pond and a timber shed.

## SERVICES

Mains water, mains drainage, mains electricity, oil fired central heating. Standard broadband available with speeds up to 22mbps. Limited indoor and likely outdoor mobile networks available.

## DIRECTIONS

From Totnes proceed south on the A381 and after ½ mile take the first left signed Tuckenhay and Ashprington. Proceed along this road and enter the village of Ashprington turning left at the memorial and left again into Church Close





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		77
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Floor Area = 160.9 sq m / 1733 sq ft  
Garage Area = 15.8 sq m / 171 sq ft  
Total Area = 176.8 sq m / 1904 sq ft

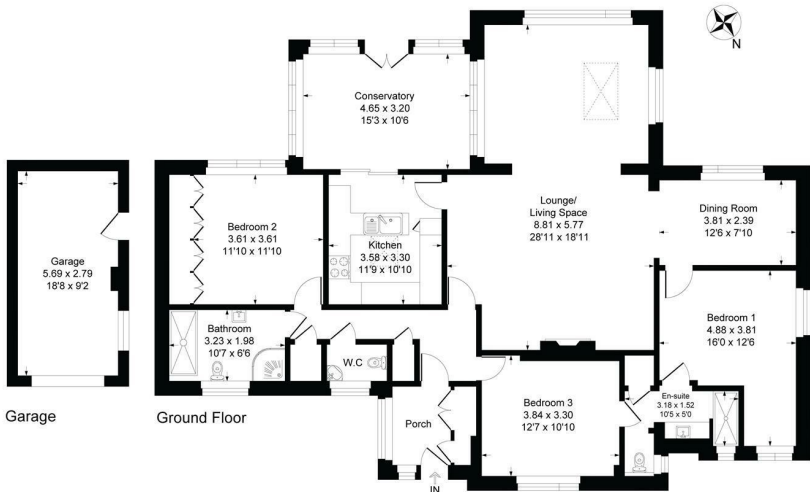


Illustration for identification purposes only, measurements are approximate, not to scale.



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