



Brambles



Brambles

Ashprington, Totnes, Devon, TQ9 7UL

Totnes 3.7 miles; Exeter 32.2 miles; Plymouth 25.7 miles

A beautifully designed home in a sought-after village setting, offering stunning countryside views

- Architect-designed home with stunning views
- Sought-after village near Totnes & River Dart
- Triple-aspect sitting room with terrace
- Spacious kitchen/dining room with pantry
- Ground-floor guest suite with en-suite
- Large landscaped gardens with terraces
- Detached workshop/shed for storage
- Easy access to Totnes & transport links
- Freehold
- Council tax band E

Guide Price £800,000

SITUATION

Brambles is situated in the highly desirable village of Ashprington, nestled within the rolling South Devon countryside and just three miles from the historic town of Totnes. The village enjoys a strong sense of community, centred around a picturesque 16th-century church and an excellent country inn. The nearby River Dart provides opportunities for sailing and watersports, while the surrounding area offers beautiful walking routes and access to Totnes' vibrant market town atmosphere. Transport links are excellent, with a mainline railway station in Totnes providing direct services to London Paddington, and the A38 Devon Expressway offering connectivity to Exeter, Plymouth, and beyond.

DESCRIPTION

Architecturally designed by the renowned Harrison Sutton Partnership, Brambles is a thoughtfully crafted detached home that seamlessly blends contemporary style with its idyllic rural surroundings. The property is immaculately presented, enjoying an elevated position that captures stunning south and westerly views across the village and rolling countryside beyond.

The home has been designed with light, space, and practicality in mind, featuring a versatile layout ideal for both everyday living and entertaining. Expansive windows and patio doors allow natural light to flood the interiors, creating a warm and inviting atmosphere. With mature gardens enveloping the property, Brambles offers an exceptional balance of privacy and connection to nature.



ACCOMMODATION

From the parking area, steps lead up to a welcoming entrance porch, opening into a spacious hallway with a cloakroom and staircase to the first floor.

The sitting room is a standout feature of the home, enjoying a triple aspect that maximises the views over both the front and rear gardens. Patio doors open onto a generous terrace, perfectly positioned to capture the best of the south and west-facing countryside outlooks.

The kitchen/dining room is equally impressive, offering a well-designed space that benefits from a dual aspect, ensuring a bright and airy feel. The kitchen is complemented by a separate utility room and a walk-in pantry, enhancing its practicality.

A versatile ground-floor bedroom suite provides an ideal space for guests or multi-generational living, featuring an en-suite shower room.

Upstairs, a spacious landing leads to two large double bedrooms, both enjoying picturesque views and ample natural light. These are served by a well-appointed family bathroom.

OUTSIDE

The gardens at Brambles are a true delight. The front of the property features a large, sweeping lawn, interspersed with mature trees that provide an attractive natural setting.

To the rear, a beautifully landscaped terraced garden incorporates paved seating areas, winding steps, and an abundance of established planting, creating a tranquil and sheltered space to enjoy the outdoors.

A large shed/workshop is positioned to the side of the property, offering excellent storage or potential for hobby space.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. According to Ofcom - Superfast broadband available. Limited and likely indoor and outdoor mobile coverage available.

DIRECTIONS

From Totnes continue into Ashprington taking the righthand turn at the war memorial and passing the pub on the left-hand side. Continue through the village for approximately 200 meters and the property can be found on your left.



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		
EU Directive 2002/91/EC		

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