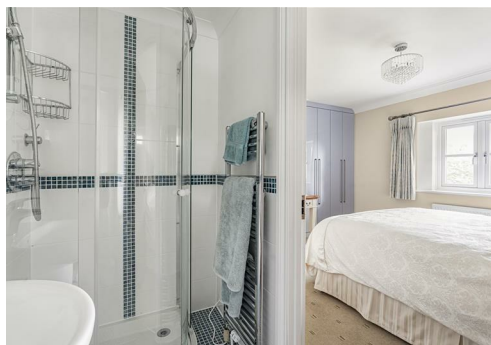




Southfields

Southfields, South Street, Denbury, Newton Abbot, Devon, TQ12 6DH



Newton Abbot: 3.5 miles Totnes: 7.5 miles
Exeter: 21 miles

An impressive detached house, in a private development on the edge of a popular and accessible village.

- Modern detached house
- Edge of village location
- 1675sqft of accommodation
- Well presented throughout
- Social reception spaces
- 4 Double bedrooms
- Garage & off road parking
- Enclosed private garden
- Freehold
- Council tax band: F

Guide Price £635,000



SITUATION

Denbury is a small village with a strong community set in the heart of the South Devon countryside. The village boasts a range of local amenities including a primary school, public house, village hall, St Mary's Church, playing field and country walks. The market town of Newton Abbot is within easy reach with a mainline railway station in the town providing speedy access to London Paddington, together with a comprehensive range of shopping, recreational facilities and secondary schools. The A38/A381 provides access to Exeter, Plymouth and the motorway network.

DESCRIPTION

Southfield is an impressive detached property that offers flexible accommodation enjoying an idyllic edge of village location. Built in 2007, the property enjoys delightful views towards the village green across surrounding fields and is being sold with no onward chain.

The property offers comfortable living across two storeys that includes social reception space with a family kitchen, while offering four double bedrooms on the first floor that are serviced by two en suites and a family bathroom. Outside, there is off-road parking for three vehicles as well as access to a single garage, while a low maintenance garden provides pleasant space to enjoy the rurality of the location.

ACCOMMODATION

The entrance hall sets the tone for the house with its engineered wood flooring and neutral décor, leading through to a comfortable sitting room that enjoys a lovely outlook over the surrounding countryside. A gas fire, styled to resemble a wood burner, forms a charming focal point to the room and creates a warm, inviting feel.

At the heart of the property lies a generous kitchen/dining room with modern tiled flooring, extensive work surfaces and a built-in breakfast bar. Integrated appliances include a Neff electric hob, twin ovens, fridge and full-size dishwasher. A spacious utility room adjoins, offering further storage, space for additional appliances and a door out to the rear garden.

The dining area has French doors opening directly onto the garden, while glazed double doors connect to the garden room. Set just a step down from the main living space, this delightful room features a vaulted ceiling with exposed beams and enjoys wonderful views across neighbouring fields. A cloakroom completes the ground floor.

Upstairs, the principal bedroom is an impressive room with vaulted ceiling, built-in wardrobes and an en suite bathroom fitted with a four-piece suite including bath, separate shower, WC and basin. There are two further double bedrooms, both with fitted wardrobes, one of which benefits from its own en suite shower room. The family bathroom is fully tiled and fitted with a bath and shower over, WC and basin.

OUTSIDE

The gardens wrap around the property and provide a wonderful setting, with plenty of space to relax or entertain. A broad terrace extends across the rear, ideal for outdoor dining, with further patio space to the side of the conservatory. The garden is mainly laid to lawn with established planting, while a protected tree stands in one corner and creates an attractive feature.

To the front is a productive vegetable garden with room for a small greenhouse, perfect for those keen on growing their own produce. Gated access is available on both sides of the house, adding to the convenience.

SERVICES

Mains water, electricity and drainage. Gas central heating and underfloor heating on the ground floor. Ofcom advises that ultrafast broadband and mobile coverage via the major providers is available to the property.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

From Newton Abbot proceed on the A381 towards Totnes. After two miles, turn right at the Two Mile Oak crossroads signposted to Denbury and continue for a mile and a half into Denbury. On entry into the village, the property can be found immediately on the left-hand side through the stone pillars marked "private", Southfields is the first property on the left.

What3Words: [///loud.scrolled.mega](https://www.what3words.com////loud.scrolled.mega)

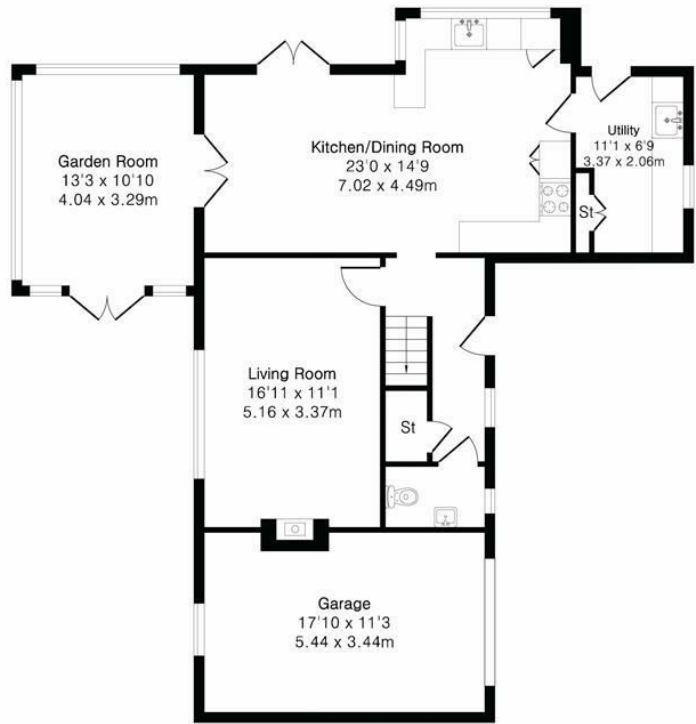


Approximate Gross Internal Area 1675 sq ft - 156 sq m
(Excluding Garage)

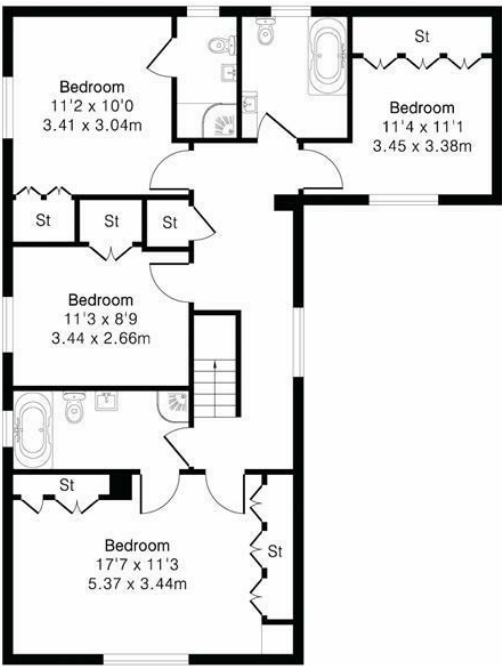
Ground Floor Area 829 sq ft – 77 sq m

First Floor Area 846 sq ft – 79 sq m

Garage Area 199 sq ft – 18 sq m



Ground Floor



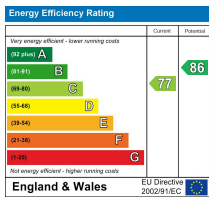
First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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