



Brakeridge Close, Churston Ferrers, Brixham, TQ5 0JU

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£895,000 Freehold



Occupying a prime position in one of Churston Ferrers most sought-after residential locations Eric Lloyd & Co are proud to offer this substantial 4-5 BEDROOM DETACHED RESIDENCE set within an impressive level plot of approximately a quarter of an acre.

The property enjoys a delightful outlook across Churston Golf Course, with some sea and coastal glimpses from the first floor, creating a wonderful sense of space, privacy, and connection to the surrounding landscape.

Approached via a generous private driveway, the property offers ample off-road parking and access to a double garage, making it ideal for families with multiple vehicles or those seeking practical storage solutions. The sizeable frontage and mature boundaries immediately set the tone for the scale and quality of accommodation on offer.

Internally, the property provides exceptionally flexible and spacious living accommodation, well suited to modern family life. The ground floor offers a fabulous and impressive entrance hall leading to three separate light and airy reception rooms, allowing for a variety of uses including formal entertaining, relaxed family living, or home working, there is a fifth single bedroom or study on the ground floor, perfect for a study, or hobby room. In addition, a sun lounge provides a light-filled space with views across the garden, ideal for enjoying the outlook throughout the year.

The kitchen/breakfast room is well proportioned and forms the heart of the home, offering ample space for casual dining and day-to-day family life. This is complemented by a separate utility room and lobby providing additional storage, appliance space, and practical access to the garage and outside.

A notable feature of the ground floor is the presence of a double bedroom with en suite facilities, ideal for multi-generational living, visiting guests, or those seeking single-level accommodation. This room enhances the versatility of the layout and is conveniently positioned.

The first floor continues to impress, with an attractive galleried landing and three further double bedrooms, the principal bedroom suite has a dressing area and en suite with bath and shower, in addition a family bathroom serves the two further bedrooms. From this level, the property enjoys pleasing views over the golf course, along with glimpses of the sea and coastline, further enhancing its appeal.

Outside, the extensive near level gardens are a real highlight. Predominantly laid to lawn and offering excellent privacy, the grounds provide ample space for outdoor entertaining, childrens play, or further landscaping, all while enjoying the open outlook over the neighbouring golf course.

Located within easy reach of Churston Golf Club and local shops at Churston Broadway, the property is also perfectly positioned for access to highly regarded primary and grammar schools, making it an ideal choice for families. With excellent links to nearby beaches, coastal walks, and the amenities of Brixham Paignton, and Dartmouth, this impressive home combines space, location, and lifestyle in one outstanding offering.

Approximate Gross Internal Area
(Excluding Garage / Utility / Garden Store)
253.3 sq.m / 2728 sq.ft.



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUnsketch.com © 2021 (ID 750289)



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: G

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available in the area and mobile performance shows as VODAPHONE 81% /THREE 78% / EE 77% /o2 64%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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