

6 ROBOROUGH GARDENS, ASHBURTON, DEVON



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ASHBURTON  
DEVON  
TQ13 7BJ

A real one-off - A delightful four bedroom property set in an elevated position on the edge of Ashburton and enjoying some lovely views. Extended and much improved this unique family home really does tick all the boxes.

Four Bedrooms | Two Bathrooms | Office/Studio  
Kitchen/Diner | Lounge | Cloakroom/Utility  
Private decked garden area | Parking | Views



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*Step inside...*

Steps up lead you into the KITCHEN/BREAKFAST ROOM, open to the apex with spotlights, exposed timber beams and wood effect flooring. Bi-fold doors at the far end lead to to a private decked patio and on to the HOME OFFICE and the rest of the garden space.









The kitchen area has plenty of floor and wall mounted cupboards, one and a quarter sink and drainer and space for a range cooker, as well as further space for an American fridge freezer, dishwasher and open display shelving, Head through into the INNER HALLWAY with stairs rising to the first floor and passing the old front door leads you into the LIVING SPACE.







This space has a contemporary feel to it with a large double glazed picture window to the front, stained painted floorboards and a cast iron stove on a tiled hearth.



Relax in front of the fire and enjoy the view.



There are three good sized double BEDROOMS to the ground floor. BEDROOM ONE sits to the rear with large picture window and built in cupboards and draws to one wall.



BEDROOM TWO has a double glazed window to the side elevation and is another lovely room. BEDROOM THREE has a large picture window to the rear.





To the first floor there is another double bedroom with large window offering some fantastic views as well as storage to the eaves and built in wardrobe with hanging rails and shelving. The views from here are fabulous, across the fields and to Dartmoor beyond.







To the first floor also sits the recently refitted BATHROOM with double ended bath with shower and mixer taps, sink set into vanity and close coupled WC. There is also a door providing access to a large under eaves storage space.





The family SHOWER ROOM has a walk in shower, waterfall shower over and separate hand held attachment, close coupled WC and wash hand basin. There is display shelving and a white ladder radiator.



A UTILITY/CLOAKROOM off the hallway with WC, pedestal wash hand basin and doors to the utility cupboard, space where there is plumbing for a washing machine tumble dryer and additional storage space.









Bi-fold doors lead you out to a timber decked area, which is a beautiful sun trap with stained black decking and shingle borders to one side. A fantastic home office space sits to the far end with light and power, open shelving and fixed desk - ideal for working from home. The path continues around the back of the house and to a further area of garden tucked away and private yet offering great growing space. There is a lean-to potting shed and further areas for growing plants.



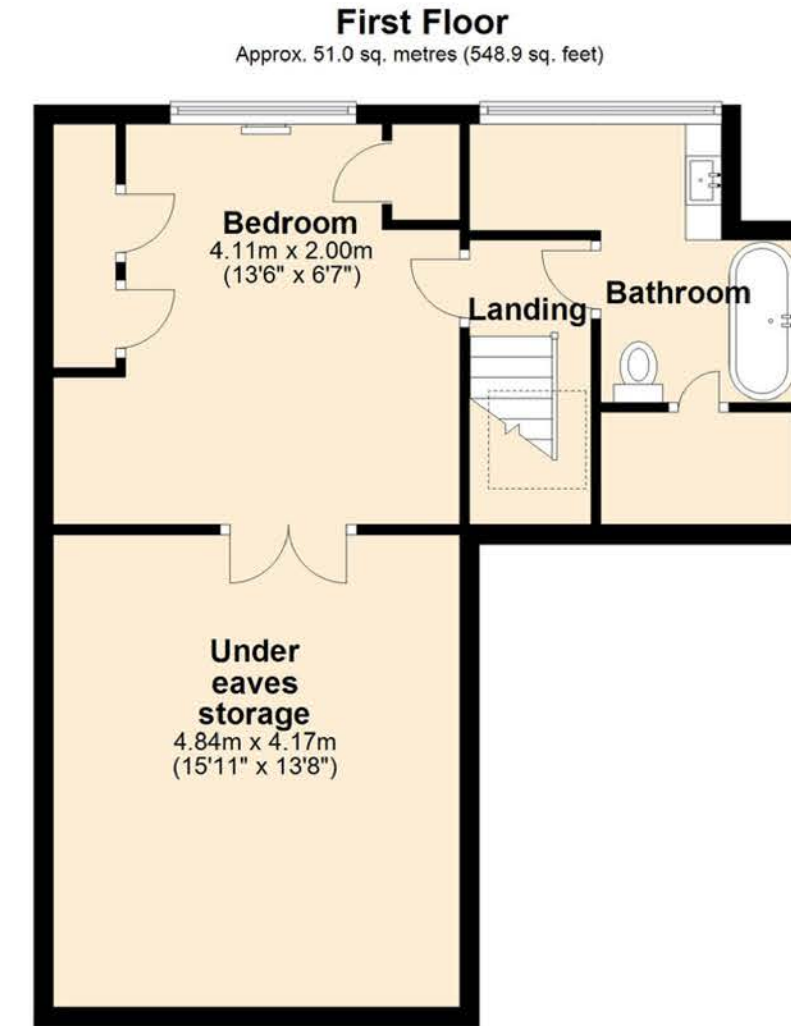
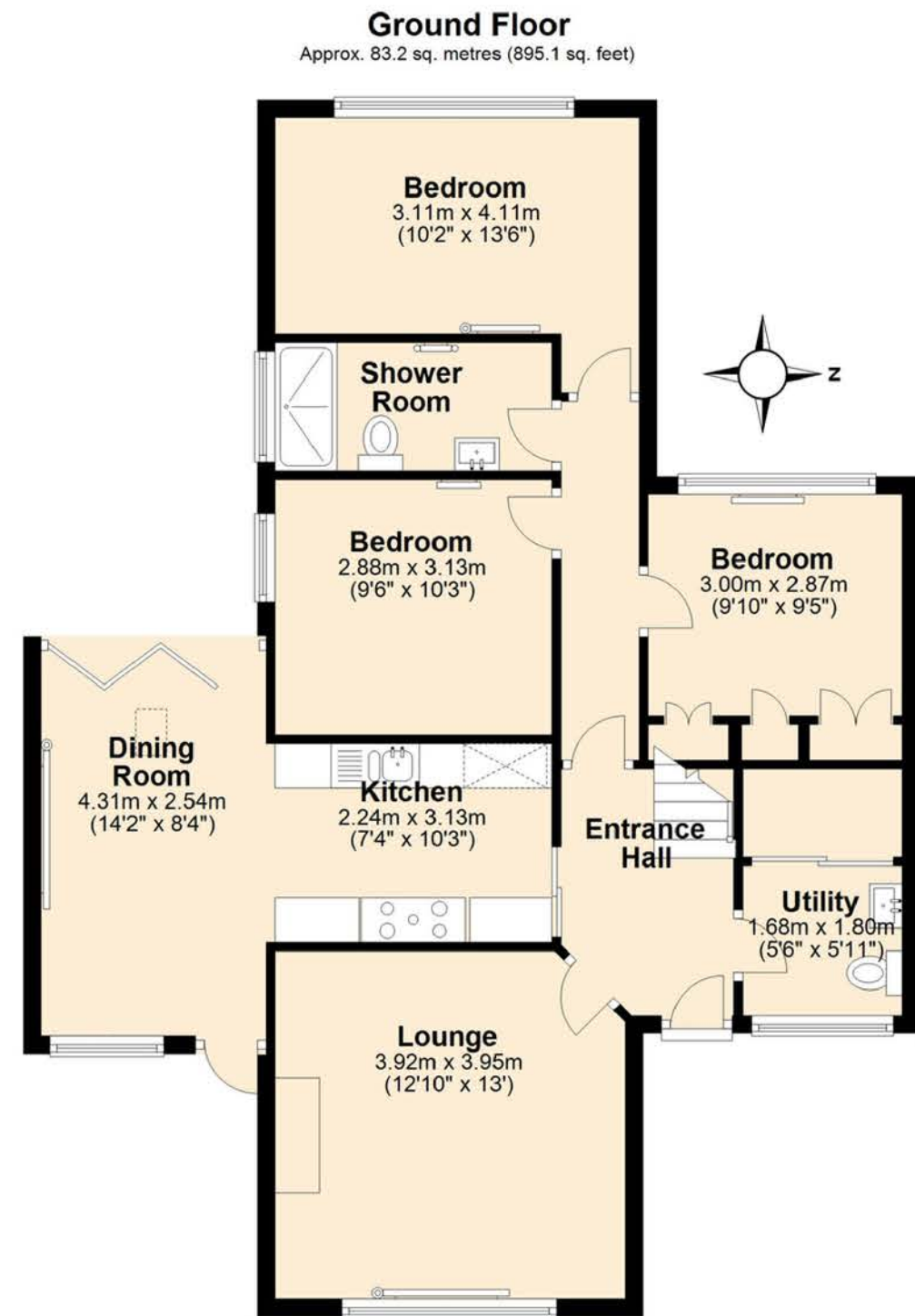


Take the steps up to the tucked away patio area with stunning views, you can sit here in the evenings and watch the sunset and enjoy a glass of wine. the gardens to the front have been landscaped with shingle steps leading to a level lawn with a timber decked seating area under the Magnolia tree- This provides a beautiful private space to sit out.





# Floorplans



Total area: approx. 134.2 sq. metres (1444.0 sq. feet)

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# The Little Details...



- All mains services are connected
  - Freehold
- Council tax band C
  - EPC D
- Beautiful views
- Four Bedrooms
- Sought after position
  - EV Charging point

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.







# About... Ashburton

Ashburton sits within Dartmoor National park and is a beautiful town with a superb range of shopping facilities, including independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. There is also a primary school and South Dartmoor Community College. Dartmoor National Park is easily accessible and offers superb facilities for riding, walking, fishing and golf, including the popular Stover Golf Club. Ashburton is a thriving all right on the doorstep.

The market town of Newton Abbot, about 7 ½ miles away, has a mainline train station and easy access to the A38 and M5. It also has many other amenities; including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities.

The property is within 10 minutes of the open moor and within 40 minutes of the coast. There is plenty to see and do both in Ashburton itself, close by, and further afield. Ashburton is within 30 miles of Exeter/Exeter airport and 40 minutes to Plymouth. From Totnes there are also plenty of buses and a mainline train service from London to Penzance.







To view this property strictly by appointment only please scan the QR code above or contact us by

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