

GREEN ACRES STOKENHAM



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

GREEN ACRES

Description

This sophisticated, bright and spacious detached house is situated in the picturesque village of Stokenham. It offers beautifully maintained gardens and a tranquil and inviting living environment, with all reception rooms and main bedrooms having fantastic views over the garden and to open countryside beyond.

In total there is approximately 2456 sq. feet of accommodation. On the ground floor there is a good size hall with stairs to the first floor and a cloakroom. The dual aspect kitchen/dining room is well equipped with plenty of fitted units, integrated appliances, an AGA and separate oven and hob. There's plenty of space for a table and chairs in the kitchen, leaving the dining room for larger gatherings. Off the kitchen is a utility room with a boot room/ conservatory attached with access to the front of the property. The cozy sitting room has a fireplace and large window allowing in plenty of light and affording views to the garden and a door onto the patio. There are two double bedrooms both with fitted wardrobes, one with French doors opening onto the patio. There is a fully tiled shower room with walk in shower. The heart of the property has to be the fantastic double height, triple aspect sunroom with glazed gable end and French doors opening onto the patio. This is a super space to gather as a family, entertain or simply relax in front of the wood burner and enjoy the views to the garden.

The principal bedroom is on the first floor and enjoys the lovely views over the garden, it has a fitted wardrobe, skylight, access to eaves storage and a well-appointed shower room, again with skylights allowing natural light to flood through these rooms.

There are two built-in store cupboards on the landing and an alcove in front of the picture window which is an ideal place to sit with a book or to just admire the views. The fourth bed/office has restricted headroom, skylights and access into eaves storage.

The property features a delightful wraparound garden set out on gently sloping levels. The top patio runs the width of the house and is perfect for entertaining guests or simply relaxing, from here central steps take you down to the middle section which is laid to lawn with the lower section being another super entertaining area.

There are rockeries and borders full of various well-established shrubs, plants, bushes and trees, a delightful stone built raised pond, large summerhouse, greenhouse, shed and vegetable plot. With ample off-street parking for several vehicles/boats and a double garage with up and over door and mezzanine storage, convenience is at your doorstep.

This beautifully presented and maintained home is the epitome of spacious modern living, providing a homely and comfortable retreat.

Situation

Stokenham is a pretty village with two pubs, an excellent primary school and a fine church and is close to the coastal village of Torcross and the popular Blackpool Sands. The market town of Kingsbridge, at the head of the Salcombe Estuary, is about 6 miles away with the sailing centres of Dartmouth and Salcombe also close by. Nearby is the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands and Slapton Ley Nature Reserve which attracts visitors from all over the world, and is the largest freshwater lake in the South west.



PROPERTY DETAILS

Property Address

Green Acres, Kiln Lane, Kingsbridge, Devon TQ7 2SF

Mileages

Kingsbridge 5 miles; Salcombe 11 miles; Dartmouth 9 miles; Totnes (with direct train line to London Paddington) 14 miles; Plymouth 28.5 miles; (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired central heating. Aga runs on oil (not linked to the heating). Solar panels which generate both electricity and domestic hot water.

EPC Rating

Band C. Current: 76, Potential: 76

Council Tax - Band F

Tenure - Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Superbly presented family property
- Approximately 2456 sq.feet of accommodation
- Large well-established and beautifully maintained garden
- Double garage with up and over remotely controlled electric door and mezzanine storage
- Ample driveway parking
- Glorious countryside views
- Sought after village, close to the coast at Torcross

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions - what3words - snuck.smoothly.footsteps

From Kingsbridge head out of town on the A379 passing through a series of villages until you reach Stokenham. At Carehouse Cross roundabout turn left, follow the road around to the right in to Kiln Lane. Stay on Kiln Lane and you will find Green Acres on the right-hand side shortly after the turning to Grenville Close.

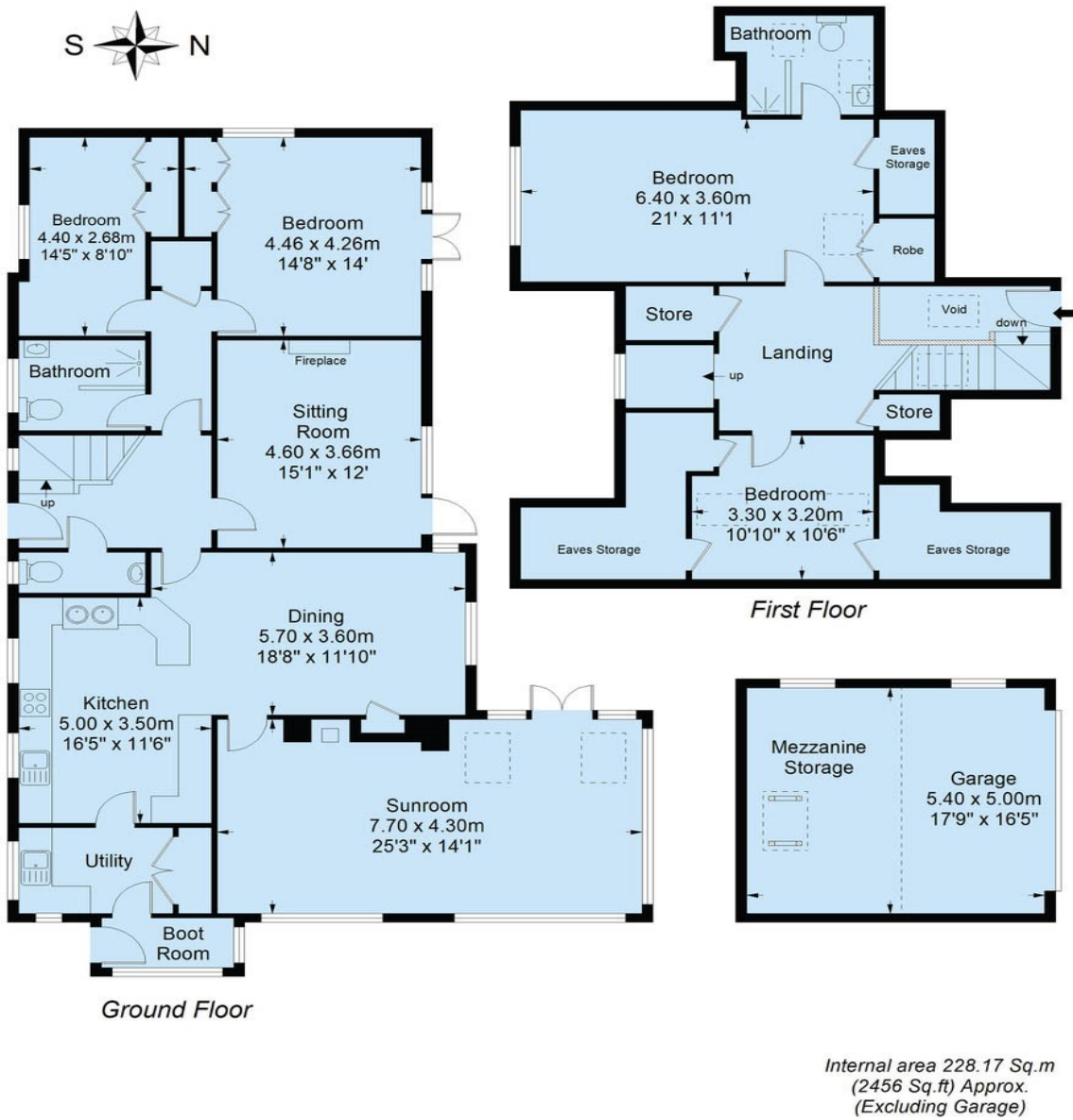
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



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