



Luscombe Maye
Since 1873

Springfield Drive, Kingsbridge

Guide Price £750,000

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Set back in a quiet yet highly connected pocket of Kingsbridge, this distinctive detached property is a true original—an inspired blend of striking architecture, sustainable technology, and versatile spaces that support modern life in all its forms.

From the moment you arrive, the home's standout design makes an impression. The crisp white façade and traditional tiled roof are elevated by stylish dormer windows, while solar panels signal the home's forward-thinking credentials. The property benefits from a fully owned 5kW solar panel system, enrolled in the government's Feed-In Tariff (FIT) scheme, producing an energy export income of approximately £900 per year—a rare and valuable advantage that also significantly reduces electricity costs during the day. These energy-saving measures, combined with an excellent EPC rating of B, make this home as smart as it is beautiful.

Recent enhancements include the installation of a brand-new EV charger, ready to power your electric vehicle from day one. In addition, power has been thoughtfully extended to the detached garage, garden shed, and a truly unique pyramid-shaped outbuilding—offering a wealth of options for a home gym, workshop, creative studio, or storage space.

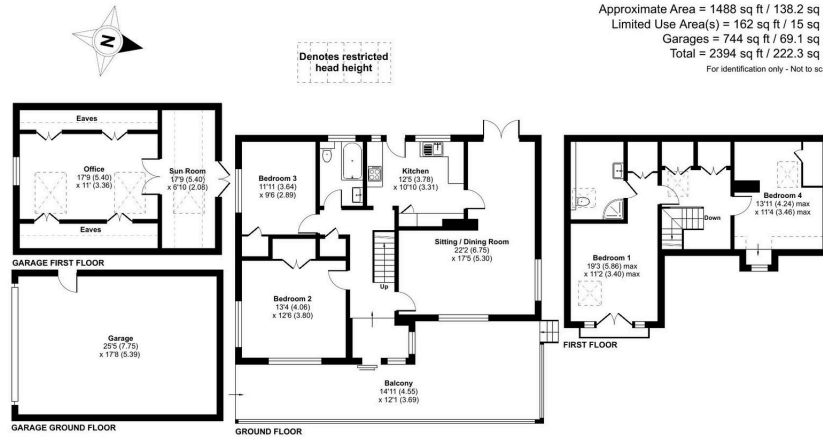
The design-led approach continues inside. A dramatic A-frame window and stone-clad facade set the tone for the home's interior, where natural light pours through large openings and glass doors, creating a bright and airy atmosphere throughout. At the heart of the home is an expansive open-plan sitting and dining area, perfectly suited for relaxing or entertaining, flowing seamlessly into a contemporary kitchen with sleek cabinetry and integrated appliances. From here, double-glazed doors open onto the lush rear garden, while another set of sliding glass doors leads to a generous front-facing balcony—an elevated spot for enjoying coffee, sunsets, and expansive views across Kingsbridge town and rolling countryside beyond.

The landscaped rear garden offers a truly private retreat, rich with mature trees including banana and palm varieties, evoking a peaceful, almost tropical ambience.



Quay Top, Springfield Drive, Kingsbridge, TQ7

Approximate Area = 1488 sq ft / 138.2 sq m
Limited Use Area(s) = 162 sq ft / 15 sq m
Garages = 744 sq ft / 69.1 sq m
Total = 2394 sq ft / 222.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1307521



- Large Garage/ Ample Parking
- Private Garden with Tropical Planting
- Close to Schools and Local Amenities
- Balcony with Extensive Views over Kingsbridge Town and Beyond
- EPC Rating B
- Immaculately Presented Throughout
- Four Well Proportioned Bedrooms
- Architecturally Unique Detached Property



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	90
(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	