



Luscombe Maye
Since 1873

Church Park, Kingston, Kingsbridge, TQ7 4QB

Guide Price £420,000

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DESCRIPTION

Positioned in an elevated setting within the highly desirable Church Park, this deceptively spacious four bedroom detached home offers an exciting opportunity for improvement and personalisation.

The first floor accommodation features a utility/boot room, a kitchen with charming views over the nearby Church and a generous living room with dual-aspect picture windows. Also on this level are two well proportioned double bedrooms and a family bathroom.

On the ground floor, a spacious entrance hall leads to two further double bedrooms, including the principal bedroom which benefits from dual aspect windows and an en-suite shower room.

Outside, 5 Church Park boasts a private front garden with an attractive variety of mature trees and shrubs. The garden wraps around the property and includes a tiered lawn and patio area at the rear—ideal for those with a creative eye for landscaping. Ample driveway parking is available for several vehicles, along with a single garage featuring an up and over door.

While the property would benefit from some updating, it offers a wonderful canvas for those wishing to create a bespoke family home in a peaceful and sought-after location.

SITUATION

Kingston is a sought after village in the South Hams area of South Devon. The nearest town of Modbury is about 3 miles away, the larger town of Kingsbridge, offering a greater and wider range of recreation and commercial facilities is about 8 miles distant and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 10 miles to the north.



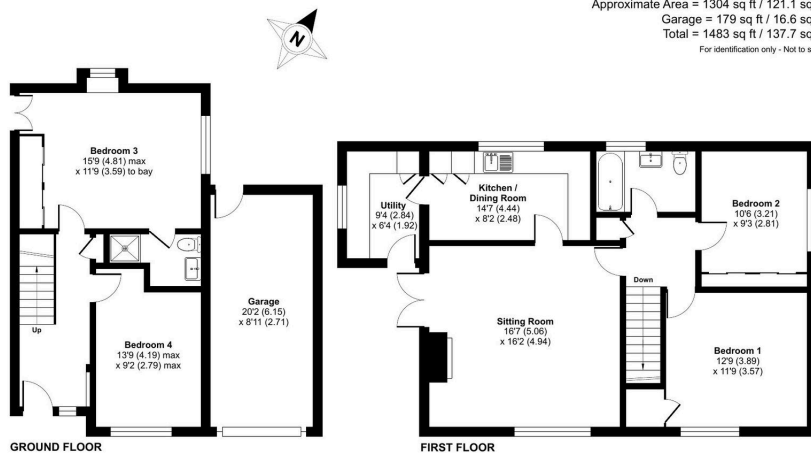
Church Park, Kingston, Kingsbridge, TQ7

Approximate Area = 1304 sq ft / 121.1 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1483 sq ft / 137.7 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: 1300419



- Far-reaching countryside views
- Walking distance to Wonwell Beach
- Short drive to market town of Modbury
- Quiet village location
- Front and rear gardens
- Spacious accommodation
- Nearby countryside walks
- Driveway parking
- Naturally light and bright throughout
- No onward chain

