



16, Hockey Fields

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Stoke Fleming, Dartmouth, Devon TQ6 0EW

Dartmouth 3 miles Kingsbridge 12 miles Totnes 13 miles

A modern 3 bedroom detached family home with eco-friendly features, open-plan living, private garden, and walking distance to village amenities.

- No onward chain
- 3 Bedrooms
- Garage & Parking
- Solar panels
- Air source heat pump
- Enclosed garden
- Freehold
- EPC B / Council Tax D

Guide Price £475,000

SITUATION

Stoke Fleming is a quintessentially English village with a primary school, local store with Post Office, church, village hall, playing field with sports facilities, a restaurant and a village pub at its centre. Located within the South Hams, an Area of Natural Outstanding Beauty with splendid coastal scenery, the village stands in a prominent position overlooking Start Bay. Less than a mile away is the award-winning beach of Blackpool Sands, considered to be one of the finest of the many in the South Hams. The historic naval port of Dartmouth located a few miles away should provide all retail and recreational needs, with the town full of galleries, restaurants and shops. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon express way is approximately 20 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.



DESCRIPTION

Nestled in the tranquil Hockey Fields development, this beautifully presented detached family home enjoys a prime location in the coveted coastal village of Stoke Fleming. Just a pleasant level stroll from the highly-rated primary school and village centre, you'll have easy access to all the amenities this thriving community offers. Built in 2017, this contemporary property showcases impressive eco-friendly features including an EV charging point, solar panels with battery storage, and an efficient air source heat pump – perfect for the environmentally conscious buyer. The heart of the home is the spacious kitchen/dining room, designed with entertaining in mind. French doors seamlessly connect the indoor and outdoor living spaces, opening onto the private garden – ideal for summer gatherings and family barbecues. The ground floor is completed by a welcoming sitting room and a convenient cloakroom with WC and wash basin, providing both comfort and practicality for daily living. Upstairs, three well-proportioned bedrooms offer flexible accommodation for the growing family, all served by a modern family bathroom featuring a bath with shower over, WC, and wash basin.

OUTSIDE

The property benefits from convenient driveway parking with an integrated EV charging point, providing space for one to two vehicles alongside a single garage for additional storage. The fully enclosed garden offers a perfect retreat for family life and entertaining. A delightful decked terrace, accessible from the sitting room, creates an ideal spot for alfresco dining and outdoor relaxation. The remainder of the garden features a level lawn area, beautifully bordered by established mature shrubs, providing both privacy and a low-maintenance outdoor space.

SERVICES

Mains electric, water, drainage. Air source heat pump. Solar Panels with storage battery.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

On leaving Dartmouth proceed up College Way past the Naval Collage, turn left at the roundabout signposted Stoke Fleming (A379). Continue through to the village, once you see the Village Shop turn right on to Church Road. Proceed up the hill and passing the Green Dragon on your right. Follow School Road towards Stoke Fleming Primary School where the turning into Hockey Fields is on the right side. At the end of the cul-de-sac number 16 Hockey Fields can be found on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

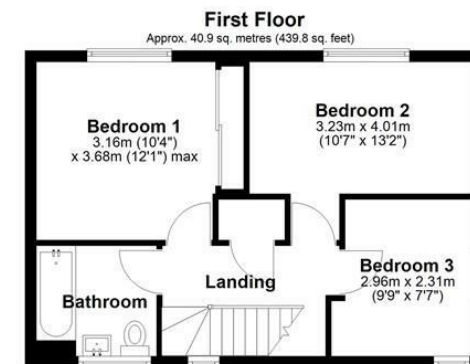
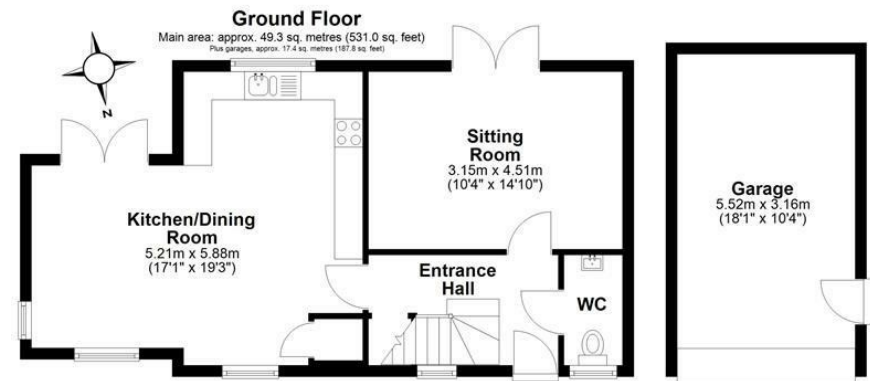


Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92 plus) A			82	95
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs				
England & Wales			EU Directive 2002/91/EC	

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dartmouth@stags.co.uk

01803 835336



Main area: Approx. 90.2 sq. metres (970.9 sq. feet)
Plus garages, approx. 17.4 sq. metres (187.8 sq. feet)



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