



3 Hill Park



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Ashprington, Totnes, TQ9 7UX

Totnes 3 miles; Dartmouth 10 miles; A38 8 miles

A two/three bedroom detached bungalow situated in an enviable position within Ashprington

- High energy efficiency rating
- Spacious accommodation
- Beautiful landscaped gardens
- Ample parking and garage
- Freehold
- Idyllic village location
- Underfloor heating
- Excellent connectivity
- Stunning village and countryside views
- Council tax band E

Guide Price £595,000

SITUATION

Located in the highly sought-after village of Ashprington, this property enjoys an elevated position with stunning views over the surrounding countryside. Ashprington is a quintessential Devon village, rich in character with its 16th-century church, village inn, and nearby Sharpham Estate, known for its award-winning wine and cheese. Just 3 miles away lies the vibrant Elizabethan town of Totnes, offering excellent shopping, schooling, and leisure facilities, as well as a railway station with direct services to London Paddington. The A38 dual carriageway is within easy reach, providing access to Exeter, Plymouth, and beyond.

DESCRIPTION

Nestled in the picturesque village of Ashprington, 3 Hill Park offers a rare opportunity to embrace countryside living in the heart of the South Hams. This detached bungalow boasts versatile accommodation, breathtaking views of the surrounding countryside, and a tranquil setting that perfectly combines rural charm with convenience. Designed with eco-conscious living in mind, the property features solar photovoltaics, solar water heating, and a ground-source heat pump. These energy-efficient features ensure reduced carbon emissions and significant savings on energy costs, making this home as sustainable as it is charming. With spacious interiors, a beautifully maintained garden, and proximity to Totnes, this property is ideal for those seeking a peaceful retreat or a family home with potential for personalisation.



ACCOMMODATION

The property welcomes you into a light-filled entrance hall sets the tone for the spacious and adaptable layout. The lounge, positioned at the front of the home, offers panoramic views of Ashprington and its surrounding hills, complemented by a feature wood burning stove fireplace. The kitchen is thoughtfully designed, with ample workspace and access to a rear utility area. The dining room, which could also serve as an additional bedroom, seamlessly connects to the conservatory, a delightful spot to enjoy the garden and far-reaching views. The two double bedrooms are generously proportioned, with the principal bedroom featuring built-in wardrobes. A family bathroom and a separate cloakroom complete the main living spaces. Throughout the accommodation there is underfloor heating.

OUTSIDE

The property is approached via a shared driveway, providing ample parking and leading to the attached garage. The front garden is meticulously landscaped with a lush lawn and an array of mature shrubs and flowering plants, framing the home with charm. To the rear, the garden transforms into a haven for gardening enthusiasts, featuring raised beds, a greenhouse, and seating areas where you can bask in the countryside serenity. The elevated position ensures uninterrupted views across Ashprington and beyond, making it a truly special outdoor space to relax or entertain.

SERVICES

Main electricity, water and drainage. Ground source heat pump. The 4kW solar panels produce enough FIT payments to pay most of the electric bills. 2024 FIT payments £836.61, Electric Bills £1016.78. Standard broadband available with speeds up to 22mbps. Limited indoor and likely outdoor mobile networks available.

VIEWING

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

From Totnes, take the A381 Dartmouth/Kingsbridge Road and after about a mile, turn left into Ashprington. In the village center, pass the War Memorial on your right and continue straight past the Durrant Arms. Follow the lane for 50 yards, then turn left into Hill Park. Proceed to the end and take the last right, leading to the driveway for Meadow Way.



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.



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Approximate Gross Internal Floor Area = 146.1 sq m / 1574 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(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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