



Broad Reach 2 Butt Park



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Stokenham, Kingsbridge, Devon, TQ7 2SH

Kingsbridge 6 miles. Dartmouth 7 miles. Salcombe approx. 12miles.

An attractive, four bedroom, detached dormer-style bungalow situated in a sought after village, with countryside views and delightful front and rear, south facing, gardens of generous proportions.

- Detached, village property, large plot, south facing garden
- Two reception rooms and a conservatory
- Walking distance of amenities, primary school, coast and footpaths
- Four bedrooms & two shower rooms
- Driveway and garage
- Freehold & Council Tax Band E

Guide Price £585,000

Stokenham is a popular village situated in the South Hams, home to a highly regarded primary/pre school, village hall/green, church and two welcoming pubs. The local farm shop offers a butchery, cafe/bar and a range of independent retailers including a garden centre and hair studio. Chillington, the adjacent village, is home to a Health Centre, along with a post office/general store and Kingsbridge, a vibrant market town, lies six miles west. The popular towns of Dartmouth, Salcombe and Totnes (with main line station to London) are nearby.

A detached, four bedroom family home, on a large, end of cul de sac plot, with delightful, south facing countryside views. This beautifully presented home offers an abundance of natural light and well balanced, versatile accommodation. The property comprises entrance hall, four generously proportioned bedrooms and comfortable reception space, ideal for both entertaining and family living, including a large living room with log burner, fitted kitchen/diner and a conservatory, along with a spacious utility/boot room and two shower rooms. Occupying a substantial plot, the property offers exciting potential for further enhancement or extension, as well as space for a studio in the garden, subject to the necessary consents. The attractive gardens feature a rich variety of planting, a vegetable plot, and a choice of seating areas, perfectly suited for outdoor dining and relaxation.

Services - Mains electric, drainage & water (metered).

Heating - oil.

Vendor uses EE for mobile & broadband.





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		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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