



CH

39 HIGHFIELD DRIVE

KINGSBRIDGE • TQ7 1JR



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GROUND FLOOR

Entrance Hallway | W/C | Kitchen | Dining Room | Living Room
Bedroom 3 With En-Suite | Bedroom 4

LOWER GROUND FLOOR

Kitchen | Living Room | Bedroom 1 With Dressing Room |
Bedroom 2 With En-Suite | Shower Room | Utility

EXTERNAL

Private Driveway | Balcony | Rear Garden With Patio And Lawn
Store | Summer House



“A versatile detached property with spacious accommodation, private gardens and ample off-street parking.”...

Offering an impressive level of space and versatility, 39 Highfield Drive is a distinctive detached home designed to adapt effortlessly to a variety of lifestyles. Currently arranged as two separate living spaces, it is particularly well suited to multi-generational living, guest accommodation or those seeking an additional income opportunity.

- Balcony with countryside views, rear garden with patio and lawn
- Large driveway with plenty of parking
- Self-contained ground floor with 2 bedrooms
- Walking distance to town amenities
- Short distance to local beaches

The main home features a spacious living room opening onto the balcony, a separate dining room and a well-appointed kitchen with integrated appliances, breakfast bar and attractive countryside views. A few steps down from the entrance hallway lead to two bedrooms, one of which benefits from an en-suite bathroom with a shower over the bath.

Continuing to the lower ground floor, an impressive wave-inspired stained-glass window creates an eye-catching feature. From here, the accommodation flows into the annex, comprising a living room, galley kitchen, utility room, bedroom with en-suite, separate shower room and a generous main bedroom with walk-in wardrobe. The annex also enjoys its own direct access to the garden.

Outside, a private two-tiered garden and newly finished resin courtyard provide attractive spaces for relaxing and entertaining, while two driveways offer ample off-street parking, including a carport.

With the potential to return the property to a single-family residence, this is a wonderfully adaptable home offering plenty of long-term appeal.



TOTAL APPROXIMATE AREA: 177.9 SQ M 1915.2 SQ FT



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Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating.

EPC: Current C (73) Potential C (78)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

What Three Words:///digesting.brave.unspoiled:

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles