

REDWING SOUTH MILTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

REDWING

Description

This newly constructed family home blends sophistication with modern comfort, and is designed for easy contemporary living. The energy efficiency is outstanding, with its air source heat pump, solar photovoltaic panels, and 22kw electric vehicle charging point, it achieves an excellent EPC rating Band A.

Entering the property from the covered porch, the ground floor centres around a welcoming hall that leads into a bright inner hallway off which all rooms are accessed. To your left is a spacious dual-aspect sitting room full of natural light which opens directly onto the terrace and garden through elegant French doors. On the opposite side of the hall, the open-plan kitchen and dining room is also dual aspect and again connects seamlessly to the terrace and garden, creating an ideal setting for relaxed everyday living or hosting guests. The kitchen features sleek fitted units with Neff integrated appliances and durable quartz worktops and has ample space for a dining table and chairs. Beyond the kitchen, a small lobby leads to a utility room which has access out to the terrace and garden, a shower room and a separate study—flexible enough to serve as a fourth bedroom if needed.

Underfloor heating runs throughout the entire ground floor for year-round comfort.

Upstairs, the principal bedroom benefits from its own well-appointed en-suite shower room, while two additional double bedrooms are served by a stylish family bathroom.

Outside

The property is approached via a private driveway shared with this exclusive development. To the front, there is ample parking for several vehicles, a 22kw electric vehicle charging point and an attached garage with electric up and over door and access door to the garden.

At the rear, a wide paved terrace extends from the house, offering an inviting space for outdoor dining/entertaining. The generous lawned garden is a standout feature, enhanced by a charming stream that runs through the grounds and is crossed by a timber footbridge to a further gently sloping lawned garden.

Situation

The attractive and popular village of South Milton lies about 1 mile inland from the National Trust beach at South Milton Sands. The larger village of Thurlestone is close by and has a primary school, general stores and post office, hotel offering leisure facilities, and 18-hole links golf course. Salcombe, the renowned estuary town and sailing centre is approximately 4 miles from the property and the market town of Kingsbridge with its wide variety of shops, leisure facilities and primary and secondary schools is within 5 miles.

Directions

what3words - lawns.improves.willpower

From Kingsbridge take the A381 Salcombe road out of town passing through the village of West Alvington. After about a mile and a half turn right following the signs for South Milton. Continue into the village, go past the village hall and you'll see the entrance to Wakeham Farm on your right-hand side before you reach the Church.



PROPERTY DETAILS

Property Address

Redwing, Wakeham Farm, South Milton, Kingsbridge, Devon TQ7 3JQ

Mileages

Kingsbridge 3.5 miles; Salcombe 4.5 miles; A38 Devon Express Way 13 miles;
Totnes 16 miles, with direct rail link to London Paddington (distances are approximate)

Services

Mains electricity, water and drainage. Air source heat pump. Solar PV panels. 22kw car charging point. Underfloor heating is installed on the ground floor, wall mounted radiators on the first floor. Wired in smoke alarm. Fibre broadband.

There is a property Management Company set up to manage the common areas of the development for which there will be an annual charge.

EPC Rating - Band A. Current: 95, Potential: 109

Council Tax - Band F

Tenure - Freehold

Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Energy efficient, new build property
- Bespoke design, high-end materials, quality finishes
- Spacious dual aspect sitting room with French doors
- Well-equipped kitchen with Neff appliances and Quartz worktops
- Shower room, bathroom and en-suite
- 3 double bedrooms + study (4th bedroom)
- Garden with bridge over the stream to a larger sloping lawned garden
- Garage, driveway parking, 22kw electric vehicle charging point
- 10 year New Home Warranty
- Can be used for letting/Airbnb - providing flexibility for a buyer

Fixtures & Fittings

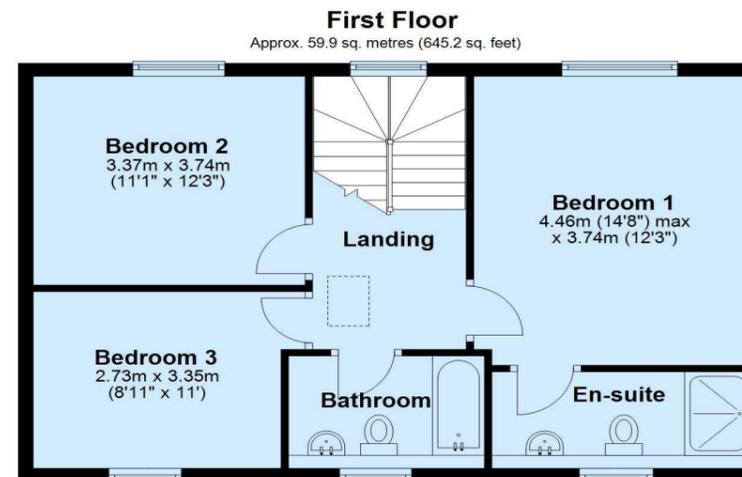
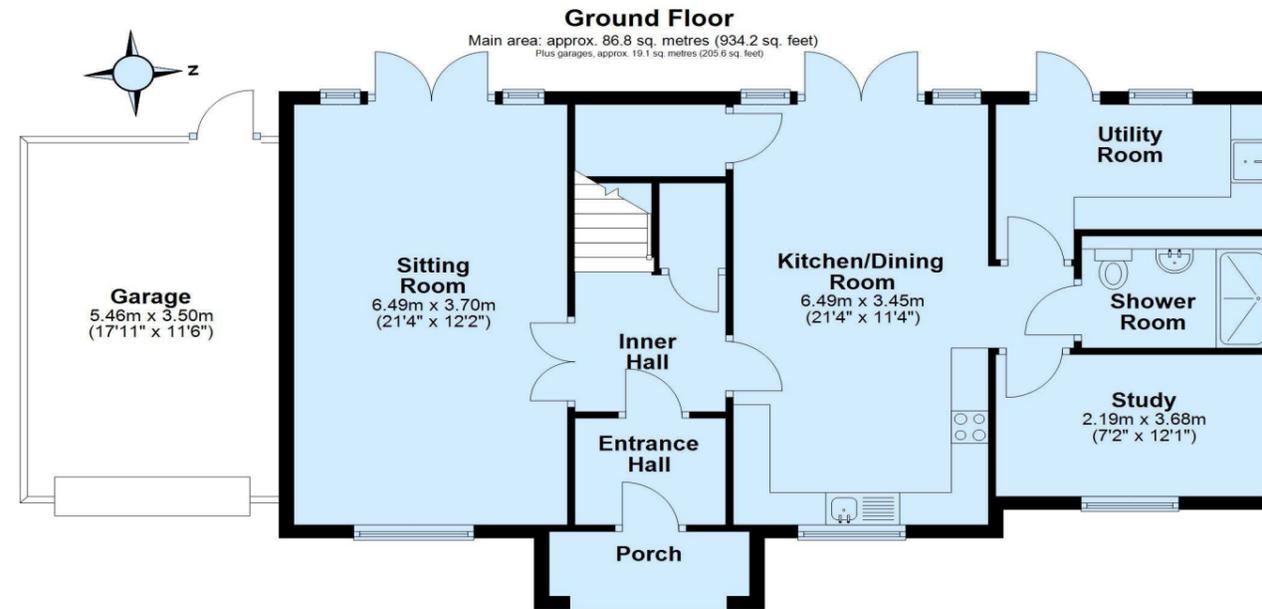
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



Main area: Approx. 146.7 sq. metres (1579.4 sq. feet)
Plus garages, approx. 19.1 sq. metres (205.6 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590