

George Lane, Plymouth, PL7 1LJ

£700,000 Freehold

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George Lane

Plymouth, PL7 1LJ

£700,000



- Individual Detached Georgian Style Residence
- Historical Plympton St Maurice Location
- Delightful Wrap Around Gardens
- Dual Aspect Lounge & Woodburner
- Garage & Driveway For Ample cars
- Four Generous Bedrooms
- Extended Spectacular Kitchen
- Uninterrupted Countryside Views
- Spacious Light Filled Accommodation
- Council Tax Band F

Plympton St Maurice is a highly sought after historic suburb offering medieval charm, a village atmosphere and easy access to The Ridgeway's amenities.

Set behind double gates, this substantial detached Georgian style residence, built in 2001, comes to the market for the very first time. The approach immediately sets the tone for what is a home of both elegance and individuality.

The front door opens into a welcoming hallway, leading through to a splendid dual aspect lounge that spans the full width of the property. This inviting space is centred around a cosy woodburner, with French doors opening seamlessly onto the garden. A second reception room, currently arranged as a study, also benefits from French doors to the garden. At the heart of the home lies a spectacular extended kitchen, thoughtfully designed for both everyday living and entertaining. Quality cabinetry and a full suite of integrated appliances, including twin ovens, the space is anchored by a striking central island complete with a contemporary hot water tap. There is ample room for a dining while bifold doors open wide onto the garden, effortlessly blending indoor and outdoor living. A door leads through to a utility room with a vaulted ceiling and WC. Upstairs, the principal bedroom offers a retreat, complete with dressing room and en suite. Three further generous bedrooms are served by a family bathroom with a shower over the bath.

The delightful rear garden has been thoughtfully landscaped to provide a variety of zoned seating areas, perfect to enjoy uninterrupted views across the conservation area of Pathfields, with rolling grassland and semi wooded surroundings creating a truly picturesque outlook. The property further benefits from driveway parking for up to three vehicles, as well as a garage.

This unique contemporary residence is perfectly positioned within an area of outstanding natural beauty, offering an exceptional lifestyle opportunity in a highly desirable historical setting.





Ground Floor	
Lounge	13'2" x 21'1" (4.02 x 6.43)
Kitchen/Diner	12'9" x 21'1" (3.91 x 6.43)
Reception Room/Study	10'5" x 12'2" (3.20 x 3.71)
Hallway	10'5" x 8'4" (3.20 x 2.56)
Utility Room	6'11" x 10'6" (2.13 x 3.21)
WC	6'11" x 2'11" (2.13 x 0.90)
First Floor	
Bedroom One	12'2" x 11'10" (3.73 x 3.62)
En Suite	5'3" x 5'11" (1.62 x 1.82)
Dressing Room	3'3",203'4" x 5'4" (1,62 x 1.64)
Bedroom Two	10'8" x 11'9" (3.27 x 3.60)



Bedroom Three	13'5" x 8'9" (4.10 x 2.67)
Bedroom Four	8'6" x 8'8" (2.60 x 2.65)
Bathroom	7'8" x 8'1" (2.35 x 2.47)
External	
Garage	20'1" x 9'4" (6.14 x 2.87)

Directions

At Marsh Mills roundabout, take the 1st exit towards Plympton and Slight left towards Plymouth Rd/B3416. Continue straight onto Plymouth Rd/B3416 for 1.2 mi and at the roundabout, take the 2nd exit onto Ridgeway. Go through 2 roundabouts At the roundabout, take the 2nd exit and stay on Ridgeway Turn right onto George Ln and the property can be found on the right.

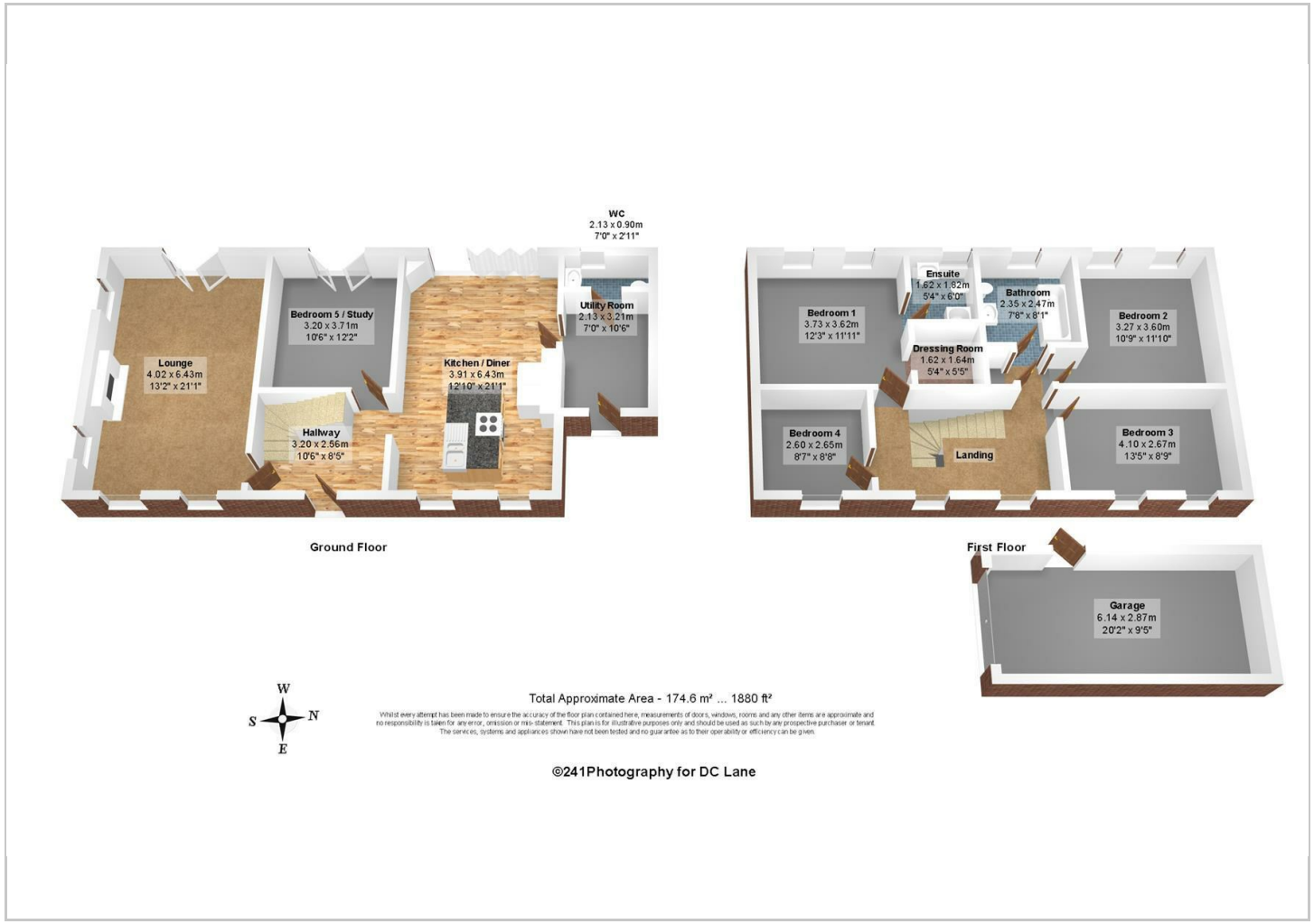
Scan for Material Information

Council Tax Band: F

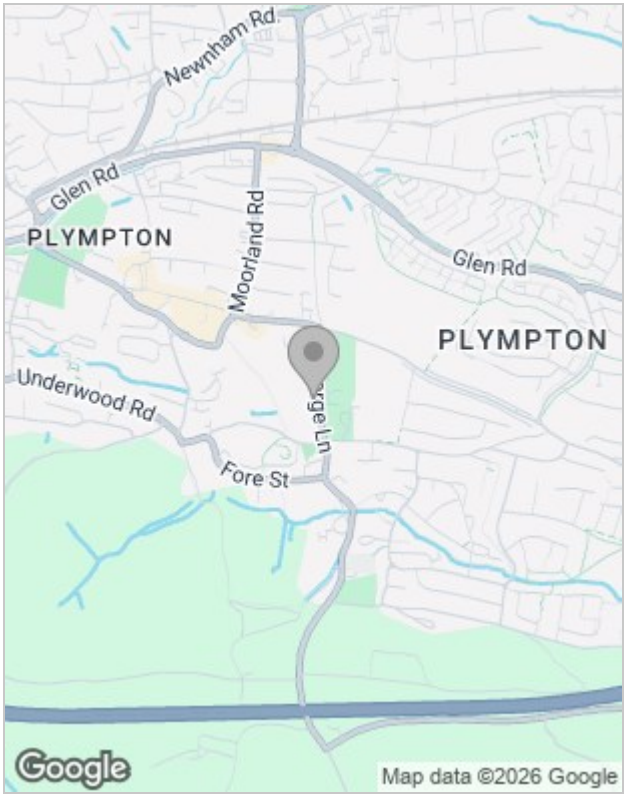




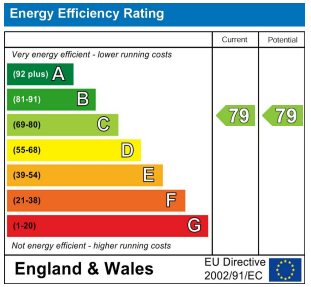
Floor Plans

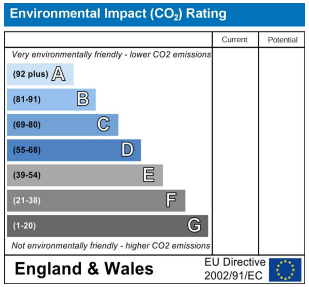


Location Map



Energy Performance Graph





Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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