

# 10 GRENVILLE CLOSE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

# 10 GRENVILLE CLOSE

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## The Property

10 Grenville Close is a standout home, thoughtfully modernised to an exacting standard and designed to embrace both light and outlook. From the moment you arrive, the sense of space, privacy and quality is immediately apparent through out the versatile and well-proportioned accommodation.

At the heart of the home lies a striking triple aspect open-plan living space, where a vaulted ceiling enhances the feeling of volume and light. The kitchen, dining and sitting areas flow seamlessly together—ideal for both relaxed everyday living and entertaining. The stylish kitchen has plenty of fitted units with integrated appliances and breakfast bar with ample room for a dining table and chairs.

There are three double bedrooms. The principal bedroom has fitted wardrobes, a well-appointed en suite shower room and sliding doors opening onto the terrace. The two further bedrooms are served by a contemporary family shower room, all finished to a high standard.

The outside space is a defining feature of the property. A beautifully landscaped garden unfolds across a sequence of terraces and lawns, interspersed with productive kitchen garden areas and mature planting. The expansive 180m<sup>2</sup> south-facing terrace is perfectly positioned to take in the sweeping countryside views and provides an exceptional setting for alfresco dining and entertaining. At lower levels, a mature magnolia tree and a combination of stone and timber outbuildings add both charm and practicality, offering useful storage.

A particularly noteworthy addition is the fully insulated garden office, complete with power, data cabling and tri-fold doors—an inspiring environment for home working, with views across the village towards Stokenham Church.

The property benefits from a generous tarmac driveway offering ample parking for multiple vehicles/boat storage. A large detached garage, fitted with an electric roller door and additional loft storage, provides further versatility.

This is a rare opportunity to acquire a stylish home combining contemporary comfort with exceptional outdoor living, all set against a stunning South Hams backdrop, within minutes of the beach at Torcross.

## Situation

Stokenham is a pretty village with two pubs, an excellent primary school and a fine church and is close to the coastal village of Torcross and the popular Blackpool Sands. The market town of Kingsbridge, at the head of the Salcombe Estuary, is about 6 miles away with the sailing centres of Dartmouth and Salcombe also close by. Nearby is the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands and Slapton Ley Nature Reserve which attracts visitors from all over the world, and is the largest freshwater lake in the South west.



# PROPERTY DETAILS

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## Property Address

10 Grenville Close, Stokenham, Kingsbridge, Devon TQ7 2SY

## Mileages

Kingsbridge 5 miles; Salcombe 11 miles; Dartmouth via Slapton 10 miles;  
A38 Devon Expressway 16 miles (distances are approximate)

## Services

Mains electricity, water and drainage. Oil fired boiler. HIVE smart meter controls the water and central heating. Electric underfloor heating in bathroom. Smart humidity unit connected to the wifi. Cables have been fitted for an EV charging point.

**EPC Rating** - Band E. Current: 54, Potential: 69

**Council Tax Band** - D

**Tenure** - Freehold

## Authority

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

## Key Features

- Superb, modernised detached bungalow
- Beautifully presented and maintained throughout
- Established landscaped garden with stunning tiled terrace
- Stone and timber sheds + greenhouse
- Detached garage and ample driveway parking
- Separate home office, fully insulated
- Fantastic south facing views
- Picturesque village location, a short distance to the coast

## 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.

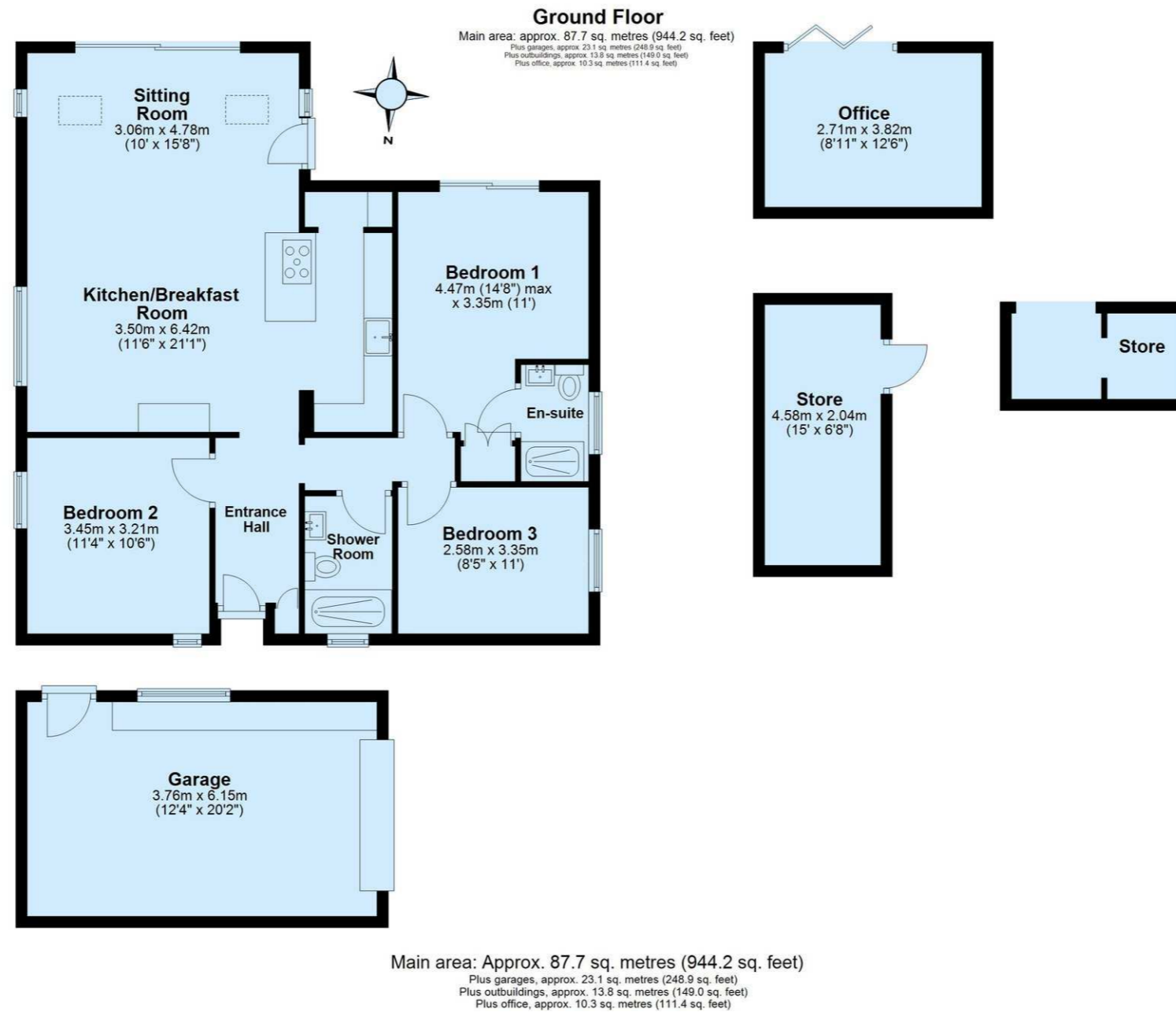
## Directions

what3words - strutting.distilled.stealing

From Kingsbridge take the A379 Dartmouth coastal road out of town passing through a series of villages. At Carehouse Cross roundabout in Stokenham turn left, follow the road round to the right into Kiln Lane. Stay on this lane a little way then turn right in to Grenville Road. As the road forks, bear left and the property will be found tucked away at the end of the cul-de-sac.



# FLOOR PLAN



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.

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Modbury  
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Salcombe  
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