



Warborough Road, Churston, Brixham, TQ5 0JY

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£850,000 Freehold



A superbly presented **DETACHED THREE BEDROOM BUNGALOW**, offering an impressive and deceptively spacious layout extending to approximately 170 sq.m. Set within one of Churstons most desirable residential addresses, this exceptional home combines high-quality design and finish, versatile accommodation and an extensive list of features too numerous to mention along with beautifully tended gardens to create a truly outstanding living environment.

From a roadside glance, the property gives little indication of the scale and refinement found within. However, upon entering, the attention to detail and thoughtful reconfiguration undertaken by the current owners becomes immediately apparent. The bungalow has been meticulously extended and redesigned in recent years, resulting in a stylish and highly functional home finished to an excellent standard throughout. In addition, planning approval has already been explored, offering exciting potential for further expansion should a purchaser wish to enhance the space even more.

The interior is characterised by a light, bright, and neutral decor complemented by a layout that flows effortlessly from room to room. The dual-aspect living room is a particularly inviting space, flooded with natural light and ideal for both relaxing and entertaining. At the heart of the home lies a bespoke fitted kitchen/dining room, beautifully appointed with integrated appliances and a striking feature AGA, creating a perfect blend of practicality and style. A separate utility room leads off, providing additional workspace along with a convenient cloakroom/W.C. A standout addition is the garden room, offering a tranquil and versatile space that seamlessly connects the indoors with the surrounding gardens ideal for entertaining guests or simply unwinding while enjoying the outlook.

The bungalow offers three generously proportioned bedrooms, each thoughtfully designed with comfort and storage in mind. The principal bedroom is particularly impressive, featuring high-quality fitted furniture, a luxurious en suite shower room, and a walk-in dressing room complete with bespoke wardrobes and dressing table. The second bedroom is also a spacious double and benefits from its own dressing area with fitted furniture, while the third bedroom includes a built-in double wardrobe. The family bathroom is finished to a high standard, comprising a shower enclosure, a luxury bath, washbasin, and W.C.

Externally, the property continues to impress. The level gardens are beautifully maintained and well stocked, offering an ever-changing display of colour and planting throughout the seasons. Various seating areas and terraces provide ideal spots for outdoor dining, entertaining, or simply enjoying the peaceful surroundings. To the side, there is a garage and driveway providing ample parking, along with double gates that open to an additional large parking area perfect for boats, caravans, or other leisure vehicles. Subject to the necessary consents, there is also potential to create a double garage in this space.

Warborough Road is ideally situated for enjoying the best of the local area. The highly regarded Churston Golf Club is just a short, level walk away, while the stunning South Devon coastline is easily accessible, including Broadsands Beach and Elberry Cove. Everyday amenities can be found nearby at Churston Broadway, ensuring convenience without compromising the peaceful residential setting. Overall, this is a rare opportunity to acquire a beautifully finished and deceptively spacious bungalow in a prime coastal location, offering both luxury living and excellent future potential.

GROUND FLOOR
1831 sq.ft. (170.1 sq.m.) approx.



TOTAL FLOOR AREA: 1831 sq.ft. (170.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows; VODAPHONE 82% / EE 80% /THREE 73% / O2 70%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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