



Drovers Way, Ivybridge, PL21 9XA

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are delighted to market this extended and detached 4-bedroom family home showcasing just under 1,800 sq.ft of accommodation.

The true show-stopper is the substantial rear extension with semi open-plan kitchen, dining and large family room overlooking the south-facing rear garden. An incredibly sociable space, perfect for lazy Sunday mornings or even the odd 'kitchen disco' with friends.

The property offers the flexibility of 4-5 bedrooms where the downstairs office has previously been used as a 5th bedroom bringing a super versatility to this home. Downstairs also offers a well-appointed utility room, cloakroom and second sitting room.

Upstairs, there are four double bedrooms. The master bedroom benefits from an ensuite shower room, but you are also spoilt by a further family bathroom and separate shower room adding to the immense accommodation here.

Sitting in a fantastic, elevated position the garden provides various spots of lawn and patio from which to take in the far-reaching south-facing views.

An attached garage with light and power and a private driveway with space for two vehicles completes this fantastic and substantial home.

Presented with clean decoration throughout, this property is a 'must-see'.



Key Features

- Detached
- Just under 1,800 sq. ft accomm.
- Downstairs Cloakroom
- Stunning Rear Extension
- 3 Reception Rooms
- 4-5 Bedrooms
- 3 Bathrooms
- Elevated Position with Views & South-Facing Garden
- Garage & Parking

Situation & Amenities

With the pretty River Erme flowing from the moors through the middle of the town, Ivybridge is family-orientated with a rich heritage of traditional industries such as milling and cloth making that are still celebrated today. As well as its fascinating history, Ivybridge offers adventure. The idyllic countryside and moorland offer miles of magnificent walking trails out of the town, whilst in the town itself you'll find pubs, eateries and a variety of shops and supermarkets. The property sits within walking distance of the town centre.

There is a good choice of primary schools all within the catchment of the renowned Ivybridge Community College with its World Class Quality Mark Award. There are several places of worship with noteworthy histories, GP and Dental Surgeries, a Minor Injuries Unit, two leisure centres with swimming pools, fitness suites, and various health classes. The charming Watermark with its welcoming library, IT suite, cinema, theatre, coffee shop and conference facilities as well as the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all add to the community focus of the town. Ivybridge certainly has a wealth of opportunities to welcome you and with its very own train station there are excellent transport links to Plymouth, Exeter, and London with all the amenities that larger cities can offer.

Services: All Mains Services Connected.

Tenure: Freehold.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

Local Authority:

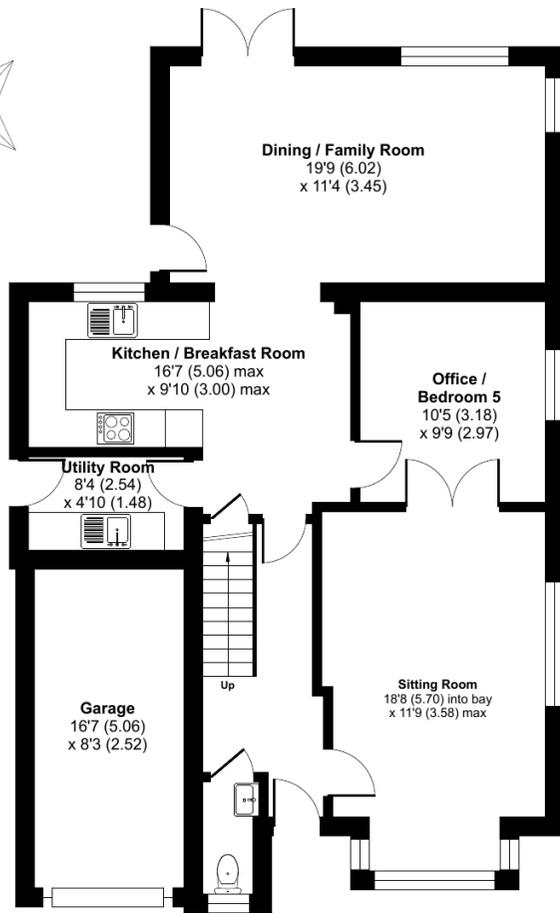
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

COUNCIL TAX BAND: D

Viewings:

Strictly by appointment through
Christopher's South Hams
01752 746 550





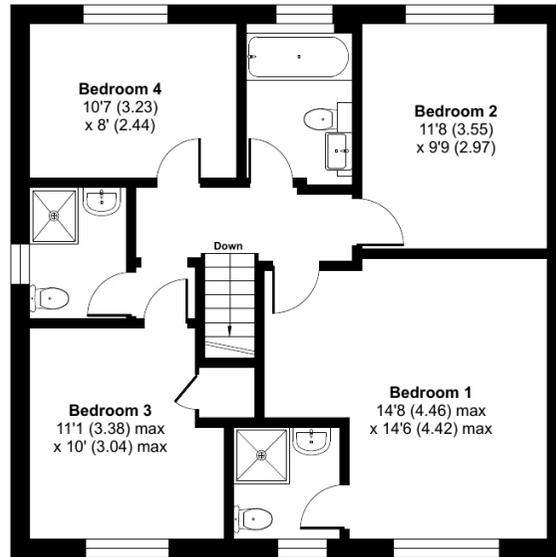
Drovers Way, Woodlands, Ivybridge, PL21

Approximate Area = 1603 sq ft / 148.9 sq m

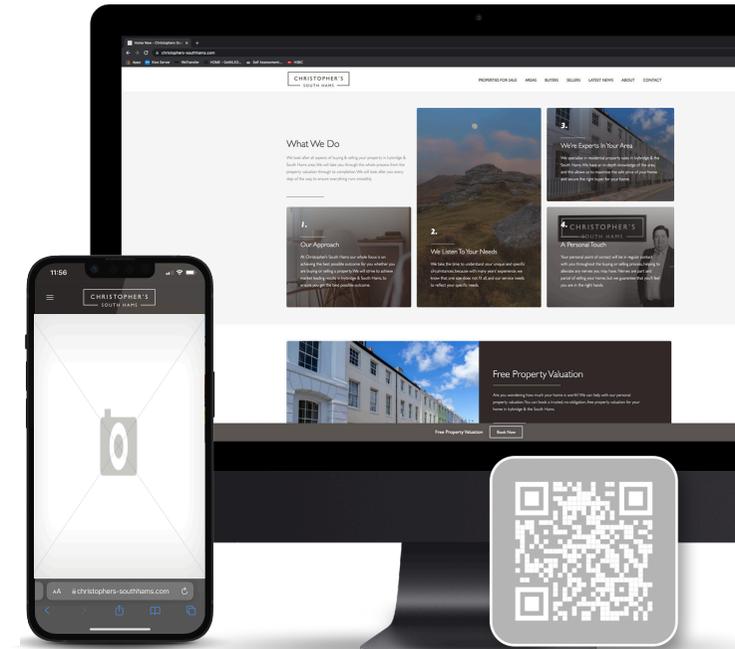
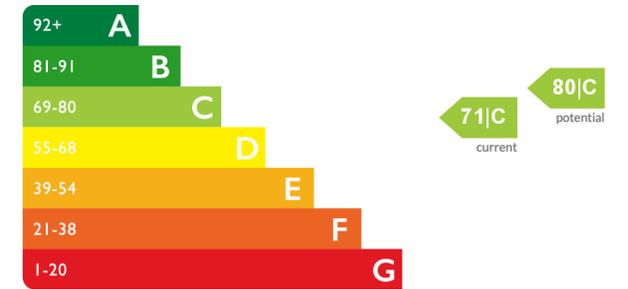
Garage = 131 sq ft / 12.1 sq m

Total = 1734 sq ft / 161 sq m

For identification only - Not to scale



Energy Efficiency Rating



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Christopher's South Hams Ltd. REF: 1396017

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