

# 25 LOWER WARREN ROAD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

# 25 LOWER WARREN ROAD

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## Description

Set in an elevated position within one of the area's most sought-after neighbourhoods, this impressive 5/6-bedroom detached home combines modern elegance with everyday comfort, all framed by breathtaking panoramic views across the estuary and rolling countryside.

Offering 2,236 sq.ft of bright, versatile living space, the property has an inviting, homely feel throughout. The upper level features an open porch, entrance lobby with cloaks storage, integral garage, hallway with stairs to the lower ground floor, an inner hall with built-in storage, three generous double bedrooms and a well-appointed, fully refurbished tiled shower room. The standout space is the stunning sitting room, where a dramatic full-height wall of windows rises to the apex, showcasing uninterrupted views of the estuary and surrounding landscape. Character features include built-in cabinetry, exposed brickwork, timber beams, and a wood burner set on a slate hearth. Sliding doors open onto a glass-balustraded balcony, ensuring the scenery remains the star of the show.

The lower ground floor is equally impressive, featuring a spacious master bedroom with en-suite, built-in wardrobes and sliding doors to a patio seating area. A further double bedroom, a sitting/dining room with patio access, a utility room, WC cloakroom and a study/bedroom offer excellent flexibility for family life or home working. The kitchen/breakfast room has ample space for a large dining table and chairs, there are plenty of fitted floor and wall units and has glazed sliding doors opening onto a large covered deck—perfect for entertaining while soaking up the tranquil water and countryside views. Timber steps lead down to a sheltered wood storage area and cellar store beneath the decking. The beautifully maintained garden is arranged over various levels with established planting and generous lawned and patio seating areas. A section at the bottom of the garden has been fenced off, which would be ideal for planting fruit trees.

To the front is a planted border, driveway parking, garage, a lockable storeroom and steps down to a path around the side of the property to the garden.

With its stylish interior, thoughtful layout and truly captivating outlook, this home offers an exceptional blend of sophistication and relaxed living—ideal for peaceful family life or hosting guests in a stunning setting.

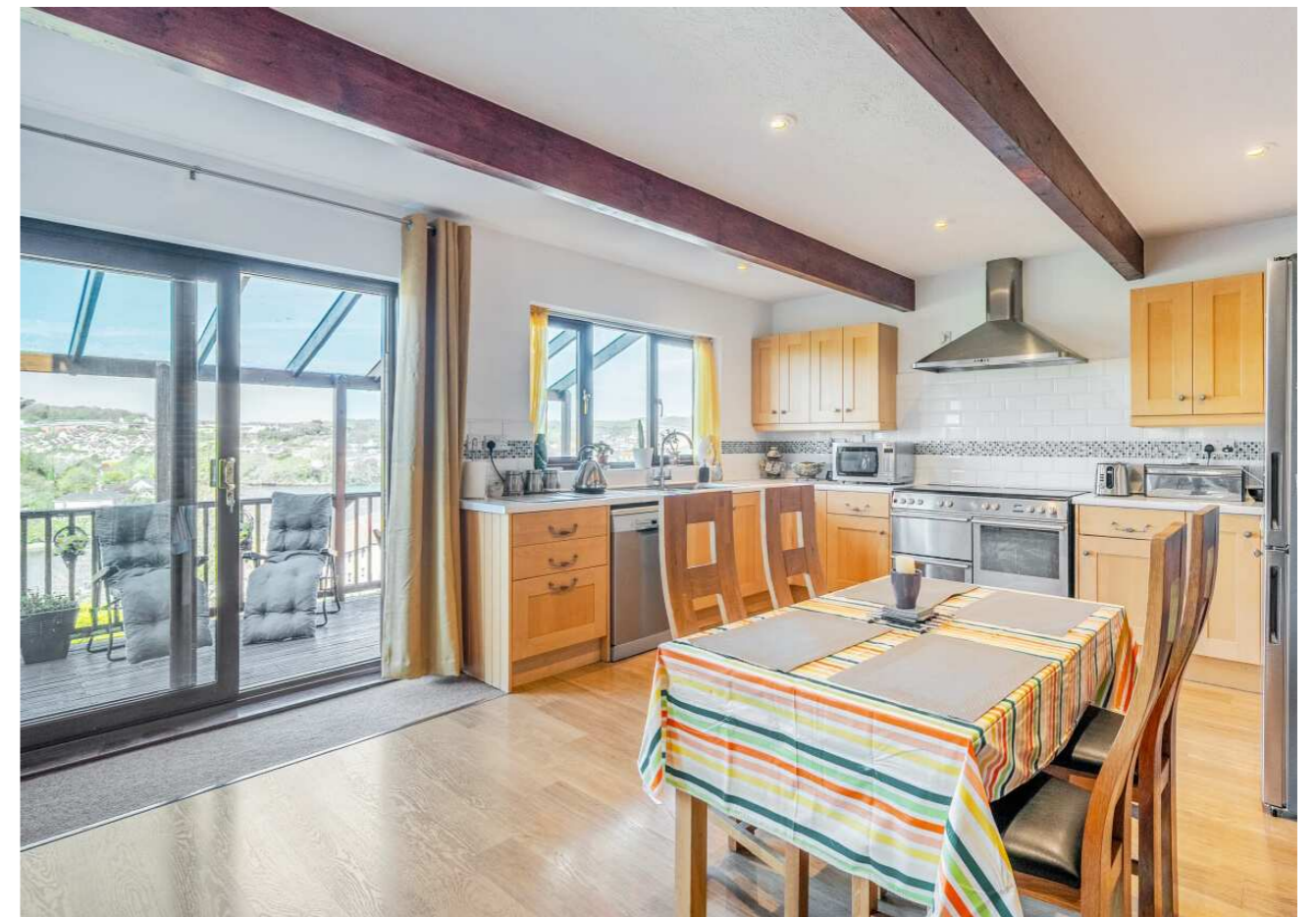
## Situation

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

## Directions

what3words - storm.blotches.thrusters

From the centre of town take the A379 Dartmouth Road and head out along Embankment Road. Take the third turning on the left into Warren Road, then first left into Lower Warren Road. No. 25 will be found on the left-hand side near the top of the hill.



# PROPERTY DETAILS

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## Property Address

25 Lower Warren Road, Kingsbridge, Devon TQ7 1LF

## Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

## Services

Mains electricity, gas, water and drainage. Gas central heating.

## EPC Rating

Band C. Current: 73, Potential: 78

## Council Tax Band

F

## Tenure

Freehold

## Authority

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

## Key Features

- Immaculately presented detached property
- Spectacular views to the estuary and surrounding countryside
- Versatile living accommodation of approx. 2578 sq.feet
- 5/6 double bedrooms
- Newly fitted carpets & window dressings throughout
- Covered deck seating/entertaining area and balcony
- Garage, driveway parking
- Large tiered, landscaped lawned garden with patio seating

## 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.

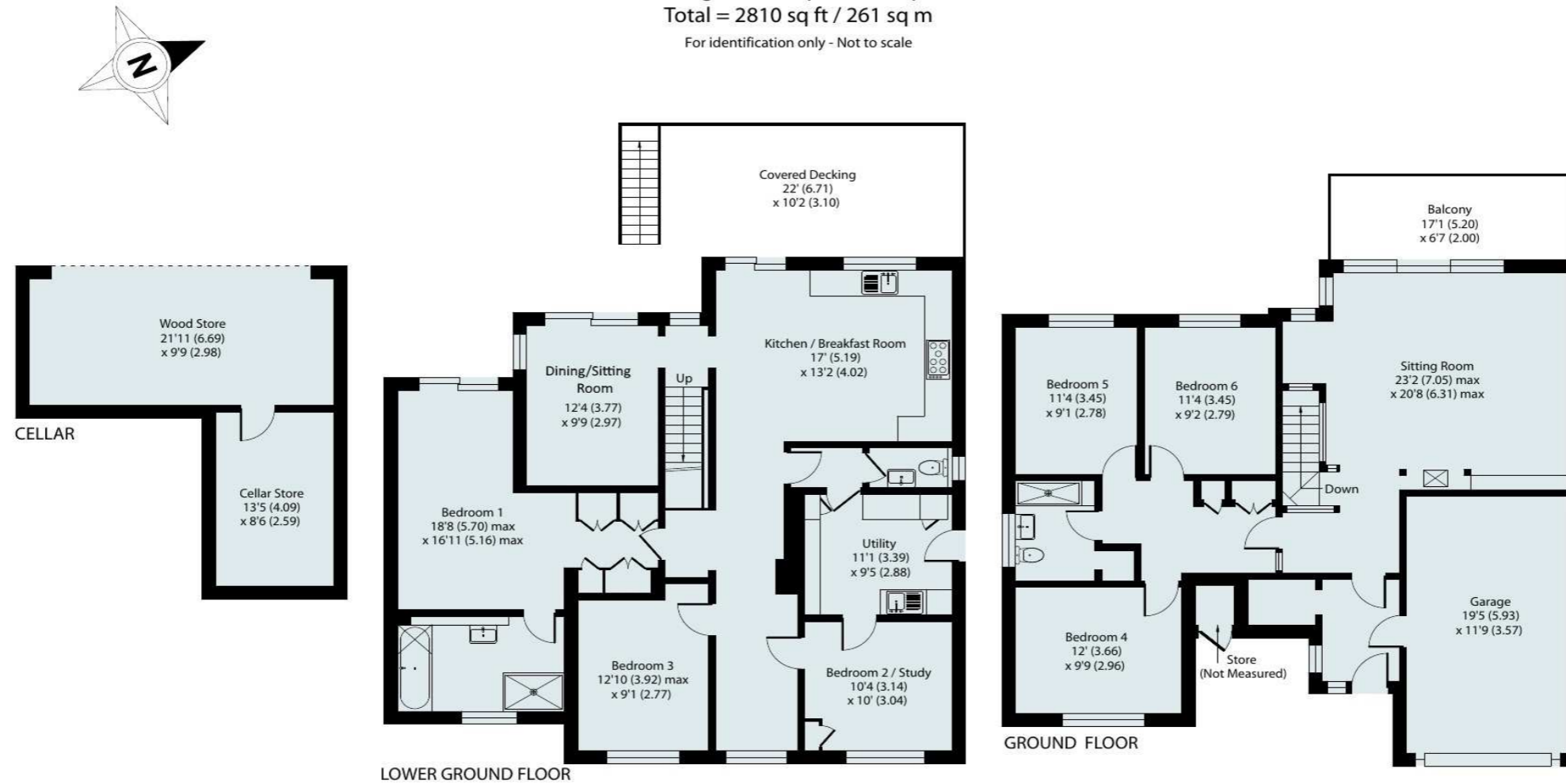
## Viewing

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



# FLOOR PLAN

Approximate Area = 2578 sq ft / 239.5 sq m (exclude unmeasured store)  
 Garage = 232 sq ft / 21.5 sq m  
 Total = 2810 sq ft / 261 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Marchand Petit Ltd. REF: 1439488

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Modbury  
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Newton Ferrers  
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Salcombe  
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Lettings  
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