

SIMPLY GREEN

Manor Gardens, Abbotskerswell, Newton Abbot, TQ12 5RB

Newton Abbot

Bedrooms: 5

Bathrooms: 2

Receptions: 2

Set within a peaceful cul-de-sac, this impressive detached family home enjoys far-reaching panoramic vistas and direct access to scenic rural walks. The spacious accommodation includes a modern kitchen/breakfast room, a generous lounge/diner, sun room, utility area, ample storage, a downstairs WC, and a versatile second reception room or fifth bedroom on the ground floor. Upstairs offers four well-proportioned bedrooms, including a principal bedroom with en-suite and walk-in wardrobe, a second bedroom also benefitting from a walk-in wardrobe, and a contemporary family bathroom. Externally, the property features driveway parking and a private rear garden. Located in the sought-after village of Abbotskerswell, the home is close to local amenities while enjoying the rural charm.

Services

Mains Electricity

Mains Gas

Mains Water

Mains Drainage

Local Authority

Teignbridge District Council





Ground Floor Accommodation

Upon entering the property, you are welcomed into a spacious and inviting entrance hall which provides access to all principal ground floor rooms as well as the staircase to the upper levels. The generously proportioned lounge/dining room is perfectly positioned and benefits from dual-aspect windows, allowing an abundance of natural light to flood the space. This room features an attractive focal fireplace and is well equipped with multiple electrical points, making it ideal for both relaxation and entertaining.

The kitchen/breakfast room is equally well sized and thoughtfully designed, offering ample cabinetry and space for a range of appliances including a dishwasher, range cooker, and fridge/freezer. Cream cabinetry complements the dark solid granite worktops, with an integrated sink and a striking central island that serves as a superb food preparation and social hub.



The sun room provides an additional substantial living space, ideal as a snug or informal lounge. This room enjoys far-reaching rural views, creating a light-filled and tranquil environment that leaves a lasting impression.

Further enhancing the ground floor accommodation is a practical utility room with space for a washing machine and tumble dryer, which leads to a convenient W.C. and provides external access.

A notable feature of the ground floor is the large second reception room, benefiting from both a private entrance and rear access. This versatile space could easily be adapted to form a ground floor bedroom or private suite and includes built-in storage cupboards, making it ideal for multi-generational living or guest accommodation.

First Floor Accommodation

Ascending to the first floor, you are welcomed onto a spacious landing which provides access to the loft and useful built-in storage cupboards. The principal bedroom is a beautifully proportioned retreat, enhanced by striking vaulted ceilings that add both character and a sense of grandeur. This room further benefits from a walk-in wardrobe and a well-appointed en-suite, comprising a shower, W.C. and wash basin, finished with tasteful half-height tiling.

The second bedroom is again generously sized and features its own walk-in wardrobe, making it ideal for family members or long-term guests. Bedrooms three and four are both well-proportioned doubles, offering flexible accommodation well suited to a growing family, home office use, or visiting guests.

Completing the first floor is the family bathroom, which is fitted with a bath and overhead shower, W.C. and wash basin. Tiling is thoughtfully positioned around the bath and shower area, with the remaining walls finished in paint, creating a clean and understated aesthetic in keeping with the home's character.





External Features

To the front of the property, there is ample off-road parking, framed by well-stocked flower beds and mature shrubbery, creating an attractive and welcoming approach. This leads to the front entrance via a useful portico, providing a practical transition into the home.

The rear garden has been thoughtfully designed for ease of maintenance while offering a variety of well-defined outdoor spaces. The garden enjoys multiple areas for socialising and relaxation, including a lawn, patio, and timber decked terrace. This versatile outdoor setting is ideal for al fresco dining, entertaining family and friends, or simply unwinding while taking in the beautiful, far-reaching countryside views that surround the property.

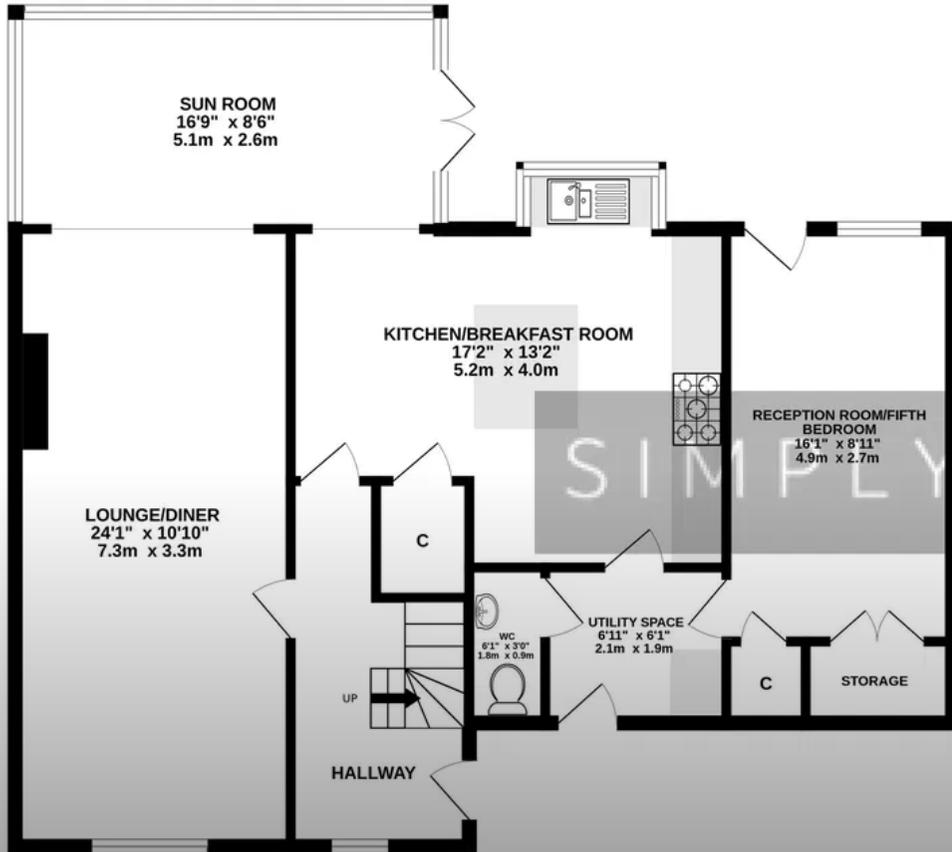
Location

Abbotskerswell is a charming and much-loved village set at the edge of the rolling South Devon countryside, offering a peaceful rural feel while remaining exceptionally well connected. With its pretty stone cottages, village green and strong sense of community, it's the kind of place where neighbours still stop to chat and village life genuinely thrives.

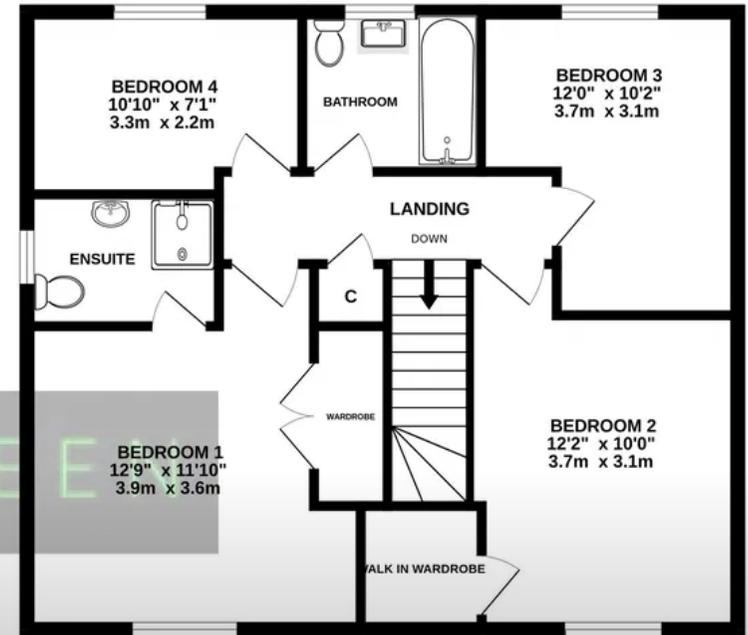
The village benefits from a popular local pub, an excellent primary school, a well-regarded village hall and church, and access to beautiful countryside walks straight from the doorstep. Scenic footpaths and quiet lanes lead through farmland and woodland, making it ideal for walkers, dog owners and anyone who enjoys the outdoors. Despite its tranquil setting, Abbotskerswell is just minutes from the market town of Newton Abbot, providing a full range of shops, supermarkets, cafés and leisure facilities, as well as a mainline railway station with direct services to Exeter, Plymouth and London Paddington.

The A380 is also close by, offering easy access to Exeter, the M5 and the stunning South Devon coastline, including Teignmouth, Shaldon and the English Riviera. Combining village charm, countryside surroundings and excellent transport links, Abbotskerswell is a highly sought-after location for those looking to enjoy the best of Devon living.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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