



Luscombe Maye

Since 1873

Oakley Cottage, Kingston, TQ7 4QA

 4  2  2



DESCRIPTION

An immaculately presented four bedroom detached house set in an elevated position within the sought after village of Kingston and within walking distance to an idyllic hidden gem of a beach. Upon entering, you are welcomed to a spacious entrance hall with wood flooring and a beautiful, vaulted ceiling with Velux windows and galleried landing allowing an abundance of natural light to flood the ground floor. From the entrance hall is the spacious living room with dual aspect windows, sliding door to the garden and a log burner. There is also a useful study with views to the front aspect. On the other side of the property is the kitchen which has been finished to a high standard, open plan to the dining area with far-reaching views and additional living area which is perfect for entertaining. The modern kitchen has a range of integrated appliances, Quartz worktops throughout, sink with boiling water tap overlooking the garden and a large central island. A side door leads you to an inner hallway, downstairs cloakroom with WC and hand basin, a well-appointed utility room with a stable style door giving access to the back garden. Down a couple steps is the generous double garage with up and over door to front and it is home to the biomass boiler. From the first-floor galleried landing is the large master bedroom with beautiful views to the countryside and Bigbury. This generous space benefits from built-in wardrobes and a modern en-suite bathroom with underfloor heating. Along the spacious corridor are three further double bedrooms, with the second bedroom benefiting from views over the garden to the South Hams countryside beyond. There is a well presented family shower room with underfloor heating and large cupboard, utilised as a spacious airing cupboard.

OUTSIDE

Gated parking provides ample space for cars, a boat or a caravan/camper van in front of the double garage. The front patio enjoys a wonderful private seating area, perfect for al-fresco dining. A pathway wraps around the back of the house joining to the lovely large and level lawned area, space to enjoy a summers day barbecue which is bordered with blossoming camellias and a magnolia tree, amongst an array of mature shrubs. The lawn gently slopes around the back of Oakley Cottage, up to the corner of the plot where there is an area suitable for creating raised beds for vegetable growing.

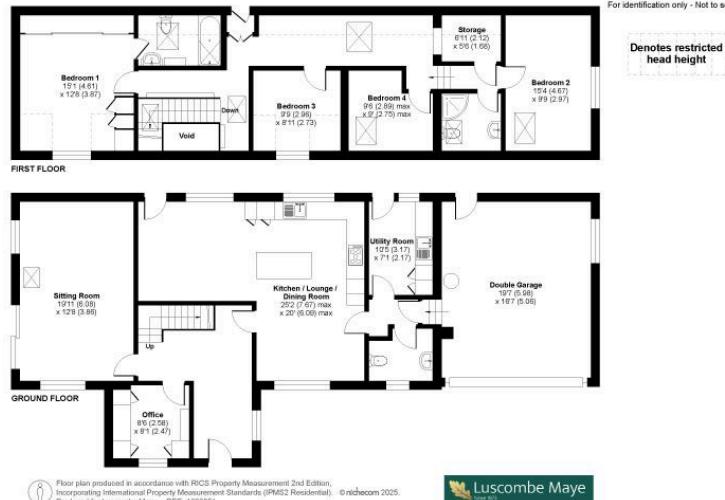




Kingston, Kingsbridge, TQ7

Approximate Area = 1861 sq ft / 172.8 sq m (includes garage)
 Limited Use Area(s) = 129 sq ft / 11.9 sq m
 Garage = 326 sq ft / 30.2 sq m
 Total = 2316 sq ft / 214.9 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

- Four bedroom detached house
- Walking distance to the beach
- High quality modern kitchen
- Double garage
- Attractive, well maintained gardens
- Sought after village location
- Light and spacious accommodation
- Master bedroom with en suite
- Gated parking for multiple vehicles

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Use the QR code for further "Material Information" about this home

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