



12 Kings Drive, Stoke Gabriel, Totnes, TQ9 6GF
Freehold House - Detached
Offers Over £500,000

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email property@ljboyce.co.uk call 01803 852736

Positioned on the edge of the award-winning Kings Orchard development in the highly sought-after village of Stoke Gabriel, this exceptional four-bedroom detached family home enjoys a wonderful setting with neighbouring countryside close by and attractive rural views from many of the principal rooms. Built by the highly regarded Cavanna Homes in 2020, the property combines high-quality modern construction with spacious and beautifully light accommodation, all within one of South Devon's most desirable waterside villages. With four years remaining on the NHBC warranty, the home offers both peace of mind and an exceptional lifestyle opportunity.

Approached via a long private driveway providing ample off-road parking, the property immediately impresses with its attractive frontage and enviable edge-of-development position. The surrounding setting creates a pleasant sense of openness, with mature Devon hedge rows, neighbouring fields and an abundance of local birdlife all contributing to the peaceful atmosphere.

Stepping inside, a spacious entrance hallway sets the tone for the rest of the home. High ceilings and large windows throughout create a remarkable feeling of space and natural light, giving the property an airy and welcoming feel from the moment you enter. The hallway also provides access to a convenient downstairs cloakroom/WC, ideal for guests and everyday practicality.

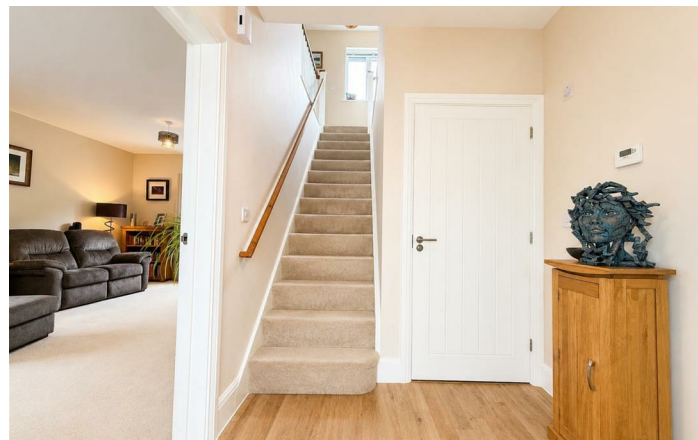
The lounge is an especially spacious and comfortable reception room, enjoying a dual-aspect layout which fills the room with natural light throughout the day. Offering a lovely open feel, the room enjoys outlooks towards the road frontage and mature hedge rows to one side, creating a pleasant green backdrop while maintaining a sense of privacy. The proportions of the room make it perfectly suited to both relaxed family living and entertaining.

To the rear of the property lies a stunning kitchen/dining room, thoughtfully designed with modern family life in mind. The stylish shaker-style fitted kitchen offers extensive worktop and cupboard space alongside a mid-level double oven, induction hob with extractor over and a full-size integrated dishwasher. The dining area enjoys direct access onto the rear garden, while the dual-aspect layout frames attractive outlooks over the gardens and surrounding Devon hedge rows.



- Edge of development position
- Panoramic Countryside views
- Remainder of NHBC Warranty
- Stylish shaker kitchen diner

- Four spacious double bedrooms
- Large dual aspect lounge
- Long driveway with ample parking
- Principal suite with en-suite



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Leading from the kitchen is a spacious utility room providing further storage and housing for white goods, helping to keep the main kitchen space practical and uncluttered. The utility room also benefits from access to the rear and side gardens, adding further convenience to this exceptionally well-designed family home.

The first floor continues to impress with four genuine double bedrooms arranged around a spacious landing, itself enjoying lovely countryside views. The principal bedroom enjoys a particularly luxurious feel with its own Juliet balcony overlooking the rear garden, creating a bright and airy retreat, further enhanced by a stylish en-suite shower room finished to a modern standard.

Bedrooms three and four both enjoy attractive far-reaching countryside views across neighbouring fields, perfectly highlighting the home's enviable position on the edge of the development. Bedroom two is another beautifully bright dual-aspect room, spacious and versatile, positioned conveniently adjacent to the smartly presented family bathroom serving the remaining bedrooms.

Kings Orchard has become one of Stoke Gabriel's most highly regarded modern developments, earning recognition through the LABC Building Excellence Awards and being shortlisted within the Michelmores Property Awards. Cavanna Homes designed the development to sit sympathetically within the surrounding landscape, inspired by the area's orchards and countryside setting. Residents also benefit from a large open green space and park area ideal for children, picnics and enjoying the far-reaching views stretching towards the River Dart.

Stoke Gabriel itself is widely regarded as one of the South Hams' most desirable villages, set within an Area of Outstanding Natural Beauty at the head of a picturesque creek on the River Dart. The heart of the village centres around the famous Mill Pool and riverside quay, creating a postcard-perfect setting enjoyed by residents and visitors alike. Crabbing from the quay, kayaking, paddleboarding and scenic riverside walks are all part of daily life here, while highly regarded eateries including Emma's and The River Shack further enhance the village's thriving social atmosphere.

Despite its idyllic rural feel, Stoke Gabriel remains exceptionally well connected. Totnes, with its mainline railway station offering services to London Paddington, lies approximately fifteen minutes away, while the beautiful South Hams coastline, Dartmouth, Paignton and the English Riviera are all within easy reach. Excellent nearby schooling includes Stoke Gabriel Primary School, Galmpton Primary School and the highly regarded Churston Ferrers Grammar School. Combining exceptional surroundings, a thriving waterside community and beautifully presented modern accommodation, this outstanding home offers a truly enviable South Devon lifestyle.



Council Tax Band: F



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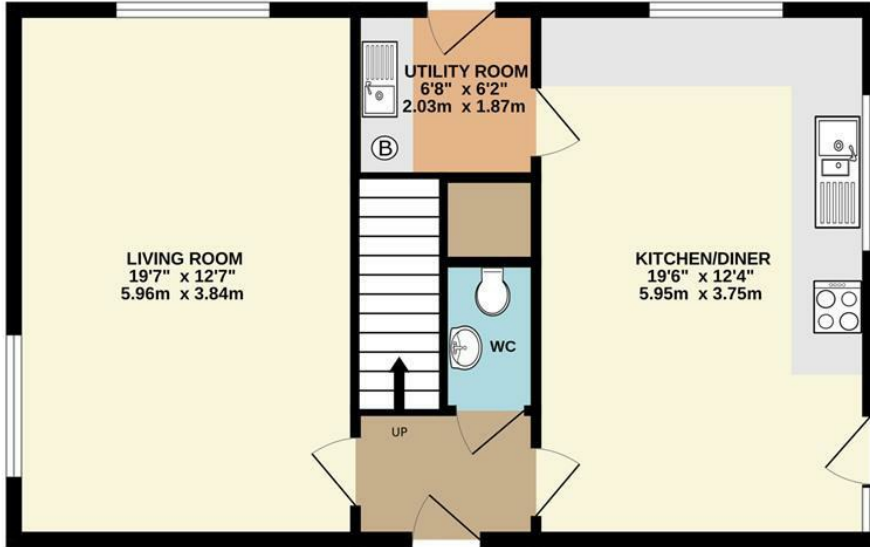
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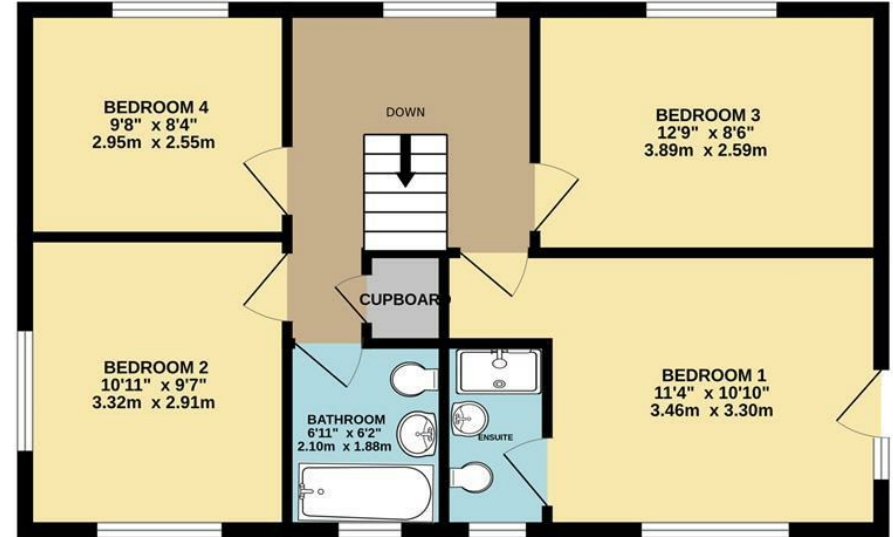
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GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



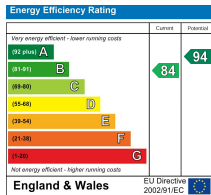
1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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 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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Current EPC Rating: B



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