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TWO ROBOROUGH GARDENS, ASHBURTON

# TWO ROBOROUGH GARDENS, ASHBURTON



Set in an elevated position on Roborough Gardens, this superbly presented semi-detached home combines beautifully kept accommodation with an outlook that immediately sets it apart.

The sitting room makes the most of the position, with a broad window drawing in plenty of natural light and framing views across the surrounding countryside. Alongside it, a separate dining room opens towards the rear garden, while the well-appointed kitchen provides a practical everyday workspace with an adjoining breakfast area.

Two bedrooms are arranged across the ground and first floors, complemented by two bathrooms, while outside the established garden backs onto open fields. A separate garden room adds another useful dimension, creating a peaceful place to work, pursue hobbies or simply enjoy the setting.

Beautifully presented and ready to move into, Two Roborough Gardens offers a comfortable, individual home with countryside views and a particularly appealing connection to its surroundings as well as close to the centre of Ashburton.



The approach immediately hints at the elevated nature of the setting, with steps rising through the front garden to the entrance.

Once inside, the sitting room is a particularly inviting introduction to the house. Light and comfortably proportioned, its wide front window takes full advantage of the position, drawing the eye beyond neighbouring rooftops towards the rolling countryside in the distance. A fireplace provides a natural focal point and gives the room an established, homely feel.







The kitchen is arranged in a practical galley style, with fitted cabinetry to both sides, generous worktop space and room for the everyday appliances. At the far end, the accommodation opens into a useful breakfast area, creating an informal place for morning coffee or everyday meals and providing direct access outside.

Separate from this is the dining room, offering a second reception space and giving the ground floor a welcome degree of versatility. Glazed doors open towards the rear garden, bringing the outside into view and creating an easy connection for summer dining and entertaining. The staircase rises from here to the first floor.



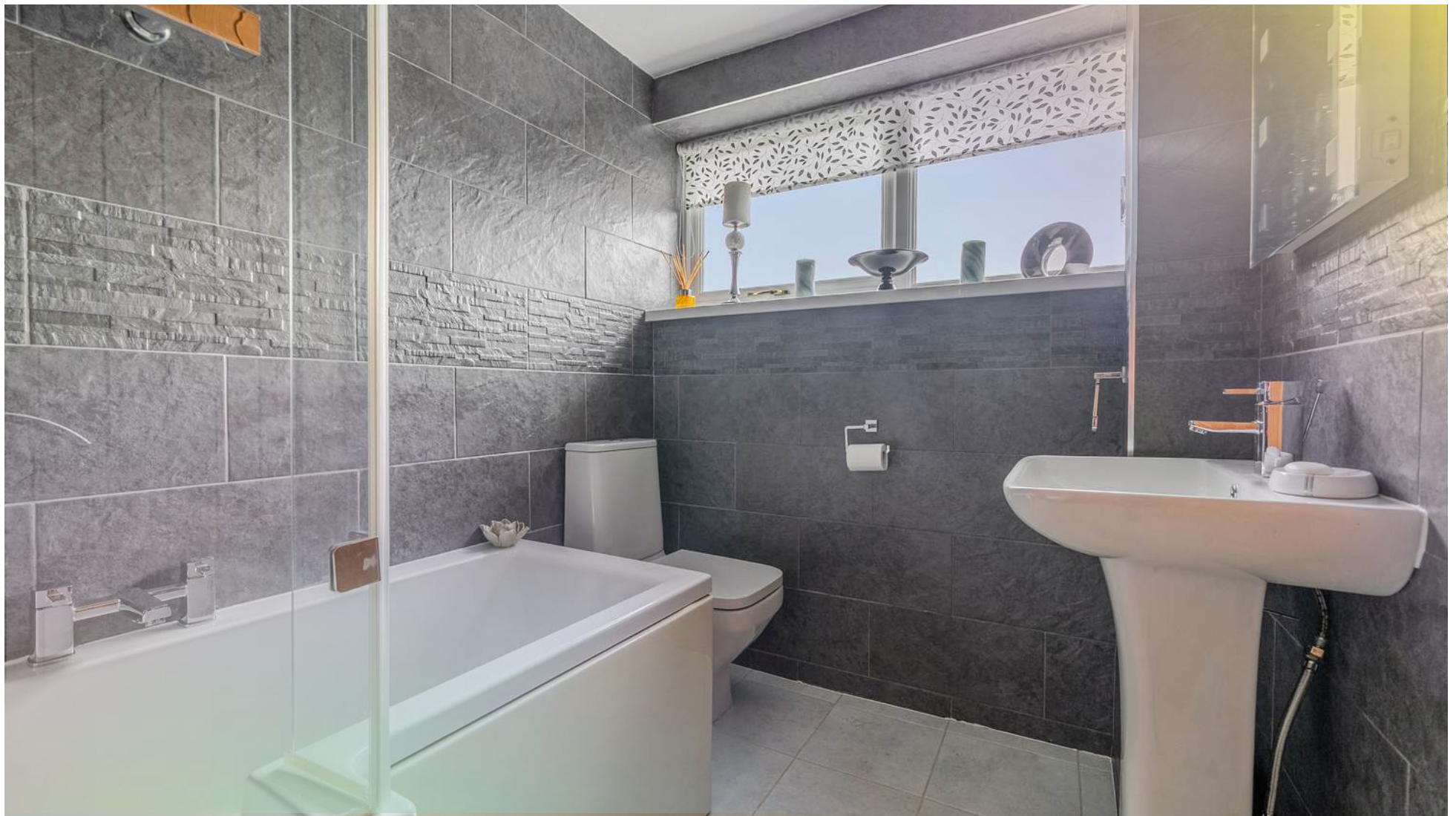


Also on the ground floor is the second bedroom, which overlooks the rear garden

Upstairs, the principal bedroom occupies the first floor and feels pleasantly removed from the main living accommodation. It is a generously proportioned room with built-in storage and plenty of natural light, complemented by its own en suite shower room. From this level, the elevated setting once again comes into its own, with attractive views across the surrounding countryside.

The arrangement gives the house an appealing degree of flexibility, with a bedroom and bathroom on each level while retaining two distinct reception rooms for everyday living.





The ground-floor bathroom is smartly presented and finished in a contemporary style, with a bath and shower over, wash basin and WC. Its position close to the second bedroom adds useful practicality to the layout, particularly for guests or anyone seeking bedroom and bathroom accommodation on the same level.



# Outside

The gardens form an important part of the appeal.

To the front, an established garden rises towards the house, with a pathway and steps leading to the entrance and a mixture of mature planting creating interest around the approach.

At the rear, the garden is arranged with lawn, established borders and paved areas providing places to sit outside and enjoy the surroundings. Its slightly elevated position gives the garden an open feel, while the fields immediately beyond provide a particularly attractive rural backdrop.

A Summer House sits beyond the main house and offers genuinely useful additional accommodation. Whether used as a home office, creative room, hobby space or simply somewhere to retreat with a book, it adds another dimension to the way the property can be enjoyed. An adjoining storage area provides further practical space for garden equipment and everyday items.

Altogether, the outside space feels manageable yet varied, balancing places to sit and garden with the pleasure of having open countryside immediately beyond.

Homes that offer this much flexibility, with views like these, are rarely available. We'd strongly recommend booking an early viewing.





Views from the rear garden

# Roborough Gardens, Ashburton, Newton Abbot, TQ13

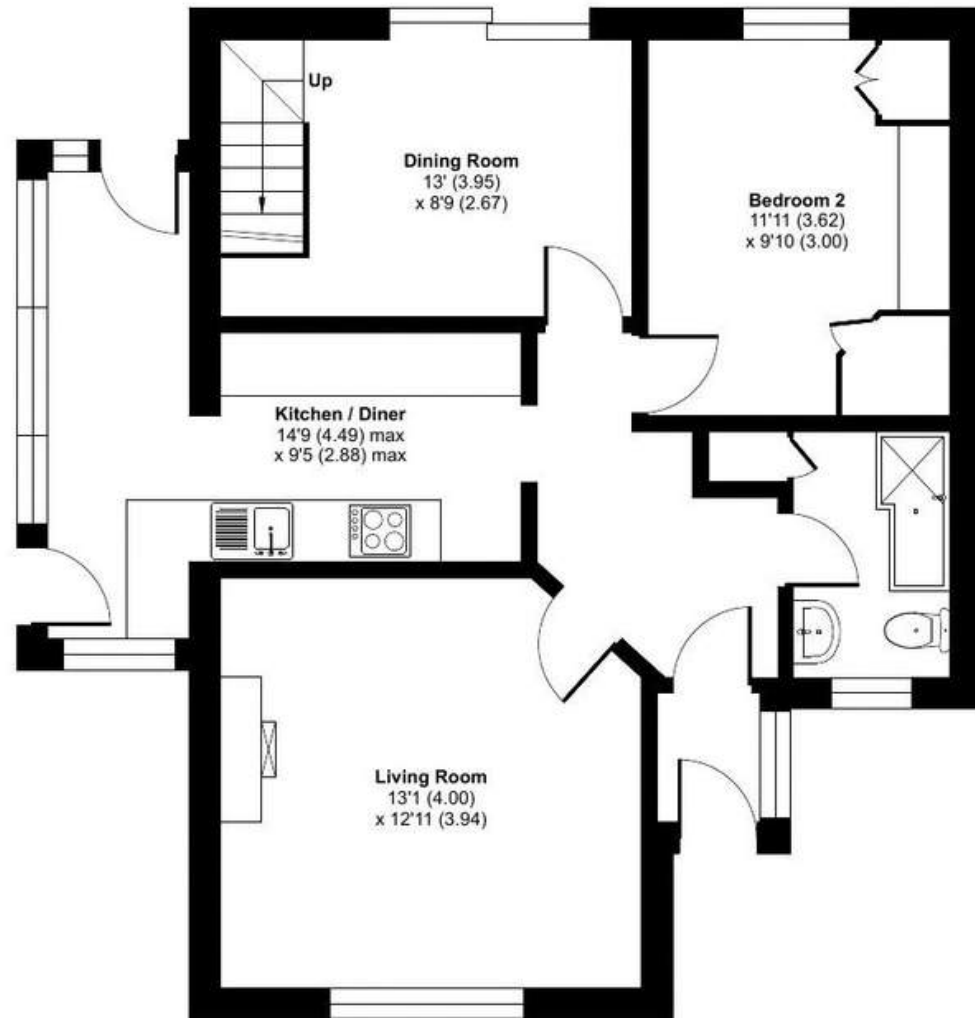


Approximate Area = 993 sq ft / 92.2 sq m

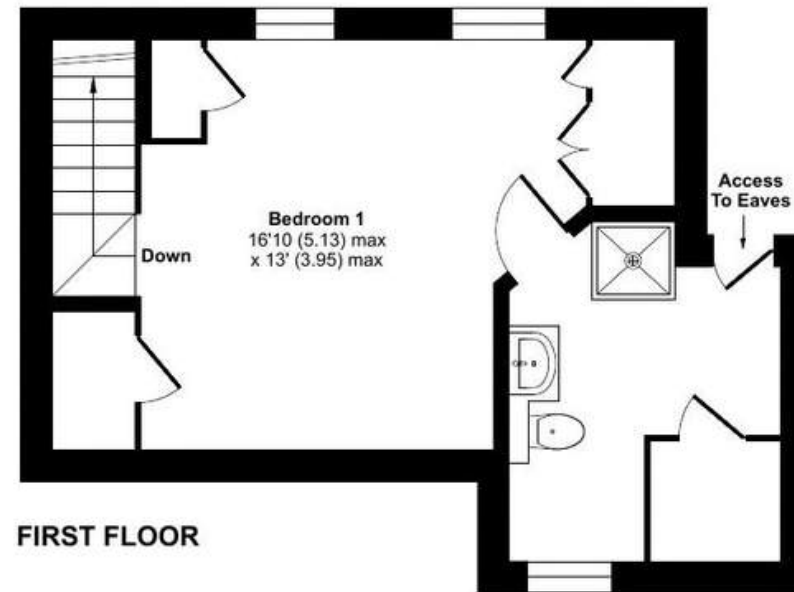
Outbuildings = 95 sq ft / 8.8 sq m

Total = 1088 sq ft / 101 sq m

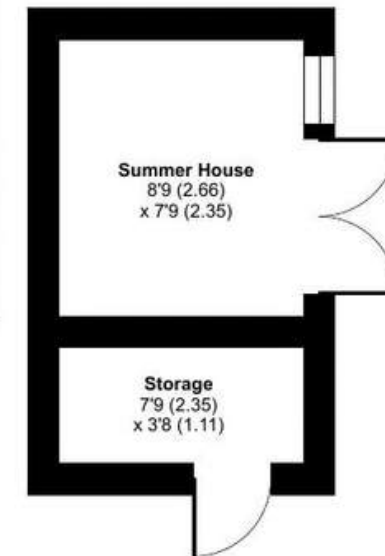
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/a checom 2026. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1523906



# Key Facts for Buyers

**TENURE** - Freehold, with vacant possession.

**COUNCIL TAX BAND** - C

**EPC** - C

## **SERVICES**

The property has all mains services connected. The property has gas-fired central heating.

## **BROADBAND**

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

## **MOBILE COVERAGE**

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

## **MORE INFORMATION FOR BUYERS**

For more information on this property, please click the link below..

### **KEY FACTS FOR BUYERS - CLICK HERE**

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## **VIEWINGS**

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at the Dartmoor Office - 01364 652652

Email - [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.



# Additional information for Buyers

## AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti-Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML verification provider to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

## THE DIGITAL MARKETS COMPETITION AND CONSUMERS ACT 2024

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- \* All information should be verified by the buyer's solicitor as part of the conveyancing process.
- \* Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- \* Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

# ★ TRANSACTION READY ★



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

## What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

## What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

## THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

*Transaction Ready through HIPLA Digital Legal Pack*

# About... Ashburton

Ashburton is a well-established Dartmoor town with a strong sense of identity, combining an attractive historic centre with an excellent range of independent shops, cafés and everyday amenities.

The town is particularly known for its independent businesses, including food shops, specialist retailers and artisan producers, while Ashburton Cookery School has helped establish the town as a recognised destination for food and cookery.

For day-to-day needs, Ashburton offers a primary school, South Dartmoor Community College and a broad range of local services. The surrounding countryside is a defining part of life here, with the open landscapes of Dartmoor readily accessible from the town and providing extensive opportunities for walking, riding and exploring.

Despite its rural setting, Ashburton is well placed for travel across South Devon. The A38 provides straightforward road connections towards Exeter and Plymouth, while Newton Abbot, with its mainline railway station, is approximately 7½ miles away. Totnes and the South Devon coast are also within convenient reach.

For those drawn to Dartmoor but looking to remain connected to shops, services and transport links, Ashburton offers an appealing balance of town life and countryside.



# TWO ROBOROUGH GARDENS

ASHBURTON • DEVON



SCAN ME  
TO BOOK  
A  
VIEWING

To view simply call: 01364 652652 |  
Email: [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

