



An impressive five-bedroom detached family home, situated on a corner plot within a cul-de-sac, offering spacious, versatile accommodation across three floors. Featuring a contemporary open-plan kitchen/dining area, sunroom, separate lounge, study and utility. Further benefits include air conditioning, solar panels, EV charging, generous driveway parking and a beautifully landscaped rear garden with outdoor seating areas.

93 Churchfields Drive | Bovey Tracey | TQ13 9QU



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

2,054 sq ft



LOCATION

Bovey Tracey



AGE

1980s



BEDROOMS

5



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking, EV
Charging (private)



OUTSIDE SPACE

Garden, Conservatory



EPC RATING

79 C



COUNCIL TAX BAND

E



in a nutshell...

- Detached Family Home
- Beautifully Reconfigured and Extended
- Cosy Lounge with Electric Fireplace
- Spacious Kitchen Diner
- Beautiful Sunroom
- Study & Utility Room
- Five Double Bedrooms
- Principle En-Suite
- Landscaped Rear Garden
- Situated on a Corner Plot





the details...

The property is entered via a welcoming hallway with wood-effect flooring and stairs rising to the first floor. The spacious lounge offers a comfortable setting for relaxation, featuring a cosy electric fireplace. To the rear is the impressive open-plan kitchen, dining and sitting room, forming the heart of the home and ideal for family life and entertaining. The modern kitchen features sleek white units, contrasting work surfaces and integrated appliances, including a NEFF double oven, Whirlpool microwave, Siemens induction hob, NEFF dishwasher and full-height Howdens fridge and separate freezer. A hot filtered water tap adds convenience, alongside generous preparation areas and storage. The dining area accommodates a family-sized table, while the adjoining sitting space overlooks the garden.

Double doors open into the delightful sunroom, where extensive glazing and a glass roof create a light-filled retreat. Electric underfloor heating ensures year-round comfort, with doors opening onto the patio. A separate utility room provides cupboards, work surfaces, a sink, laundry space and external access. An adjoining cloakroom and dedicated study complete the ground floor.

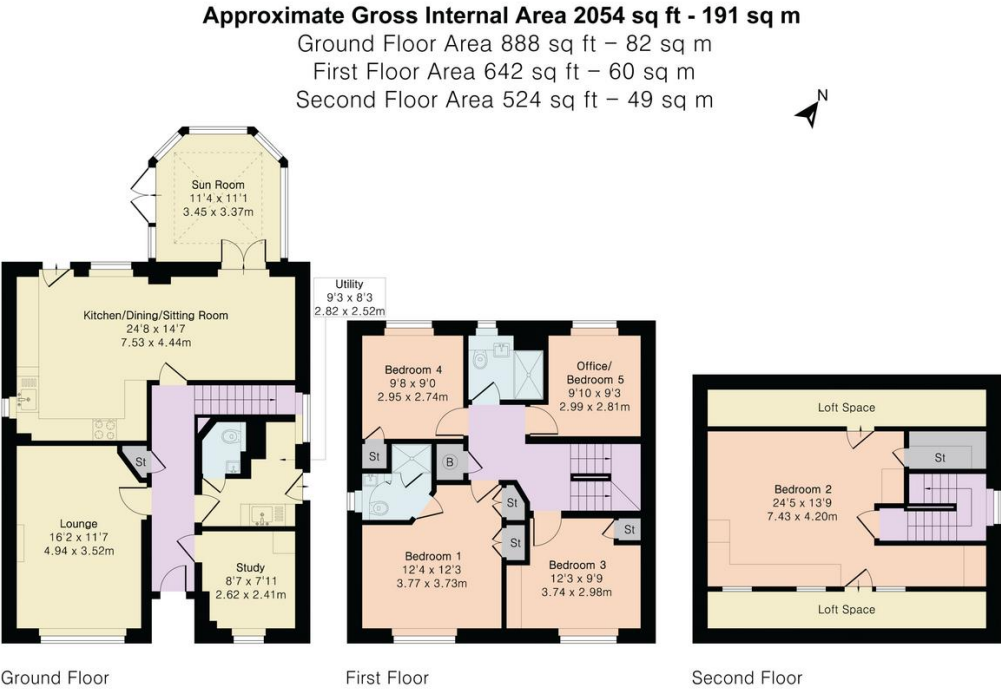
The landing leads to four bedrooms and a family shower room, with built-in storage. The bedrooms benefit from bespoke Sharps fitted furniture with a 10-year guarantee, combining style with practical storage. The principal bedroom is a generous double, featuring fitted wardrobes, air conditioning and a contemporary en-suite shower room with grey tiling, glazed enclosure, vanity wash basin and WC. Bedroom two is another comfortable double, complete with fitted wardrobes, overhead cupboards, matching drawers and air conditioning. Bedrooms three and four offer flexible accommodation, with the former providing room for a double bed, while the latter is currently arranged as a home office. Completing this floor is a stylish family shower room, featuring a glazed enclosure, vanity wash basin and WC. Marble-effect wall panelling creates a modern finish, complemented by a window providing natural light.

The second floor opens into an impressive double bedroom, equally suited as a guest suite, teenager's retreat or additional living area. Multiple Velux windows fill the space with daylight, while sloping ceilings add character. Wood-effect flooring complements the fitted furniture, incorporating excellent storage and a dedicated desk area. Air conditioning and eaves cupboards enhance this versatile room.

To the front, the property enjoys an attractive brick-built exterior with a generous driveway providing parking for several vehicles, complete with an EV charging point. Solar panels with battery storage are fitted to the roof, while gated side access leads to the rear garden. The beautifully landscaped garden combines a maintained lawn, established planting and contemporary paved terraces. Raised beds showcase shrubs, flowers and mature trees, creating colour throughout the seasons. A spacious patio adjoining the house is ideal for alfresco dining, while a further secluded seating area provides a peaceful spot for relaxation or entertaining. Steps connect the different levels, with decorative borders and greenery completing this attractive outdoor setting.



the floorplan...



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the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. The open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op 0.3 mile

Town centre: 0.1 mile/Newton Abbot: 6.7 miles

Supermarket: Lidl 1 mile

Exeter: 14.8 miles

Relaxing

Beach: Teignmouth 10.2 miles

Park: Mill Marsh Park 0.5 mile

Tennis courts and swimming pool: 0.7 mile

Bovey Tracey Golf Centre: 1.5 miles

Travel

Bus stop: Le Molay-Littry Way: 0.1 mile

Train station: Newton Abbot 6.9 miles

Main travel link: A38 3.8 miles

Airport: Exeter 17.9 miles

Schools

Bovey Tracey Primary School: 0.3 mile

South Dartmoor Community College: 8.2 miles (school bus)

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 9QU**

how to get there...

From the office in Bovey Tracey turn left into Le Molay Littry Way and take the forth turning on the left into Churchfields Drive. Continue on this road, through the chicane. The property can be found on the right hand side at the entrance to the cul de sac.





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picture? Get in touch with
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