

Compton Road, West Charleton

Kingsbridge

£570,000

The Property:

Tucked away in a private position and approached via beautifully landscaped gardens, with steps leading to the entrance, this exceptional home immediately impresses with its contemporary grey Origin aluminium windows, doors and impeccable finish.

Double French doors open into a welcoming dining area with bespoke bench seating, storage, a picture window and fitted coat and shoe storage. Beyond is a utility area with sink, appliance space and Velux roof window, while a separate door provides access to the rear garden.

The bespoke kitchen forms the heart of the home, featuring handcrafted solid wood cabinetry, white quartz worktops with elegant marble-effect veining and matching splashback, a large central island with breakfast seating, antique brass Quooker tap, Stoves induction range cooker, colour-matched Roroshetta Sense extractor, double larder and excellent storage. A bright seating area beneath a large window creates an ideal space for informal dining or a home office.

The kitchen flows into the spacious living area, centred around a Morso wood-burning stove with slate hearth and log storage beneath. Slimline sliding doors open onto the front terrace, perfectly framing the stunning estuary views.

A light-filled hallway, enhanced by a Velux sun tunnel, leads to three generous double bedrooms and the family bathroom. The principal bedroom enjoys estuary views and an en-suite shower room, while the second bedroom shares the same outlook. The third bedroom overlooks the rear garden and benefits from a large bay window and loft access.

The luxurious bathroom features a freestanding Aquaroc stone bath, matching basin, walk-in rainfall shower, Crosswater brass fittings, matt white WC and underfloor heating.

Outside, the landscaped gardens offer flower beds, raised vegetable planters, established planting and lawns to both the front and rear. A wraparound patio provides excellent space for outdoor dining while enjoying the estuary views, with a greenhouse at the top of the garden. The garage and private parking are situated at the front of the property, at the bottom of the garden.

Further highlights include engineered Oak England parquet flooring to the open-plan living spaces, wide oak flooring to the hallway, Corston Architectural Detail lighting and exceptional craftsmanship throughout.













The Location:

West Charleton is a popular village less than three miles from Kingsbridge, with a Church of England Primary School, church and village hall. Nearby East Charleton offers a garage with a shop and the popular Ashby's store, while the beaches of Torcross, Beesands and Mill Bay are all within easy reach.

The village also enjoys scenic walks, including a footpath to the Kingsbridge Estuary and a network of public footpaths through the surrounding South Hams countryside.

Property Information:

Tenure: Freehold.
Council Tax Band: E
EPC Rating: D
Construction Type: Standard brick/block.
Utilities: Mains water supply and drainage. Mains electric. Air source heat pump, wood burner and solar panels. Boiler for hot water.
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.
Broadband Availability: Superfast broadband available – check via Ofcom or supplier
Flood Risk: According to the Environment Agency, the property is in a very low risk flood zone. Buyers are advised to conduct their own due diligence.
Planning or Development Issues: None Known

Declaration of Interest:
Please note that the vendors of this property are related to an employee of Kingsbridge Estate Agents.

Additional Notes
Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.

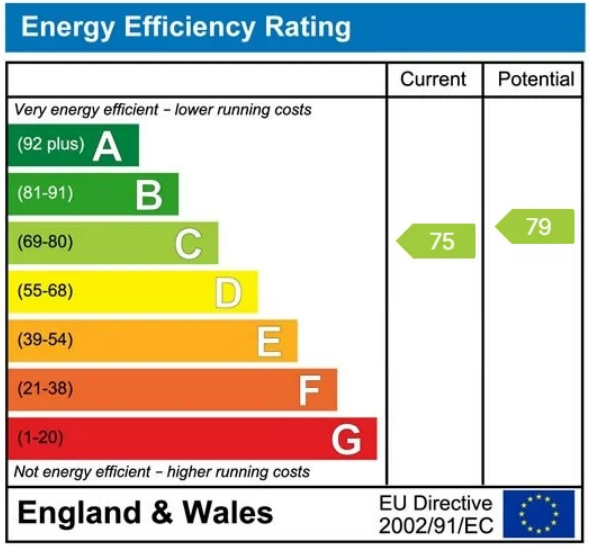


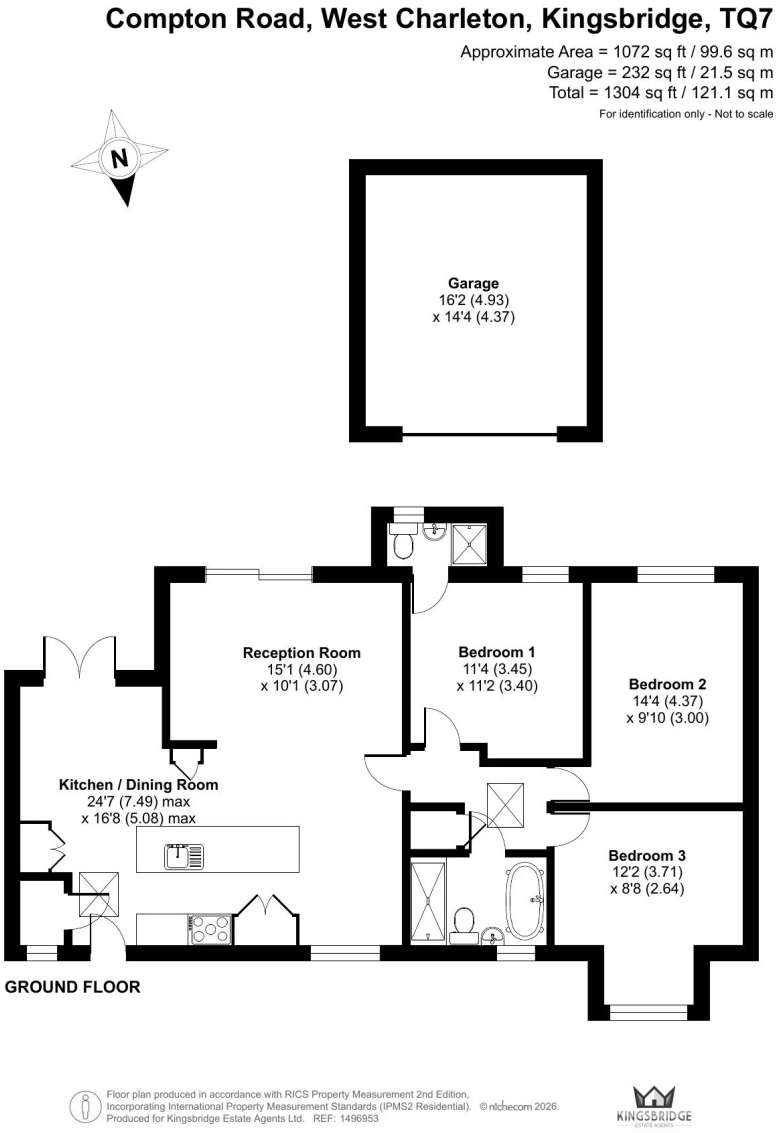












Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

sales@kingsbridgeestateagents.co.uk

https://www.kingsbridgeestateagents.co.uk/

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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.