



(Plot 1) 101 Boringdon Hill, Plympton, Plymouth, Devon, PL7 4DP

Price £1,200,000

>>>>>Autumn Incentive: The sellers are offering £50,000 towards flooring OR Stamp Duty subject to the negotiated sale price and a pre-Christmas completion<<<<<<



Approached via a charming Devon Lane, is Boringdon Croft, an exclusive development of three, newly built detached properties. Architecturally designed and conveniently located towards northern Plympton, on the edge of a Conservation Area and within the Plym Valley Strategic Green Space, these 4/5-bedroom homes have been cleverly arranged to work with the natural topography of the site and sensitively designed to maximise on the tranquillity of the woodland surrounding. The use of high-quality materials, such as local natural slate, aluminium architectural features and solid timber doors enhance the modern aesthetic and work to impress potential buyers. The development is immediate neighbours with the Grade I listed, Boringdon Hall Hotel, a manor house dating back to the Domesday Book which is now in use as a luxury 5-star hotel and home to the award-winning Gaia Spa. The name Boringdon originates from the Saxon 'Burth-Y-Don' which means 'enchanted place on the hill' and goes some way to describe the atmosphere of the setting.

Plots One and Two are four/five bedroomed houses which have been cleverly designed to maximise on the idyllic location. These luxurious homes offer spacious and versatile accommodation consisting of a central entrance hall giving access to a separate lounge, a study/bedroom five with ensuite shower room, a spacious open plan living room with feature fireplace. A kitchen/diner complete with fully fitted kitchen, kitchen island all with integrated Neff appliances as standard, with an option to upgrade to Miele appliances. Appliances include: single oven, matching micro/combi oven, induction hob, dishwasher, fridge freezer, extractor and Quooker tap. Sliding glass doors from both the kitchen/diner and the living room provide direct access to the gardens. An integral double garage can also be accessed via the hallway. Stairs lead to the first floor where a further four bedrooms can be found, including a master suite with ensuite bathroom, walk in wardrobe and a private sun terrace approached via sliding glass doors. Bedroom Two also benefits from having an ensuite shower room, whilst the family bathroom on the same level, services the remaining bedrooms. All bathrooms will be fitted with modern sanitaryware, and the houses will have the added luxury of underfloor heating throughout.

Externally, each house will be approached via a private, no-through road and have off road parking for two cars on a double width driveway. The generous plot sizes allow for sizeable wrap around gardens, each with a paved terrace.

This is a unique opportunity to acquire a luxury home in a tranquil location within easy reach of Plymouth and an abundance of local beauty spots. Viewing is therefore highly recommended.

The property is sold with the freehold and a ten-year ICW new home warranty.

To view this property call Lang Town & Country Estate Agents on **01752 278499**.



GROUND FLOOR



1ST FLOOR



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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