



Warborough Road, Churston,
Brixham, TQ5 0JY



£699,950 Freehold



Situated within the highly desirable location of Churston, Maple Lodge, Warborough Road, presents a rare opportunity to acquire an individual and distinctive detached residence offering exceptional versatility, generous living accommodation, and level front and rear gardens. Occupying a sought-after residential address close to the stunning South Devon coastline, this impressive **THREE BEDROOM/TWO RECEPTION HOME** combines character features with practical family living in a peaceful yet convenient setting.

The property is approached via an attractive frontage with lawned gardens and gated driveway leading to the integral single garage.

Internally, the home immediately impresses with its spacious L-shaped entrance hall, enhanced by elegant Italian-style flooring which continues throughout much of the ground floor, complemented by feature beamed ceilings that add warmth and character. The principal living room is a welcoming and well-proportioned space centred around an attractive marble fireplace with fitted fire, while a large window enjoys pleasant views over the front garden, creating an abundance of natural light.

A separate formal dining room offers flexibility for modern lifestyles and could equally serve as a generous ground floor double bedroom or additional reception room. Patio doors open directly onto the rear garden, with a further side window adding to the bright and airy atmosphere.

The ground floor also benefits from a shower room/W.C, making the layout particularly suitable for multi-generational living or visiting guests. The kitchen/breakfast room has been thoughtfully designed with a bespoke range of fitted units, integrated appliances, fitted oven (currently not working) hob and cooker hood, providing both functionality and style. A rear-facing window overlooks the garden, while access leads through to a practical utility room featuring a fitted sink unit, space for a washing machine, large double storage cupboard, and the boiler supplying central heating and hot water. A rear door provides convenient garden access.

To the first floor, the principal bedroom suite offers an excellent private retreat, complete with a walk-in wardrobe and en suite shower room/W.C featuring a generous double-sized walk-in shower. Two further bedrooms are positioned to the front aspect, both enjoying pleasant outlooks and ample natural light, making them ideal for family members, guests, or home office use. A further shower room/W.C. services the remaining bedrooms.

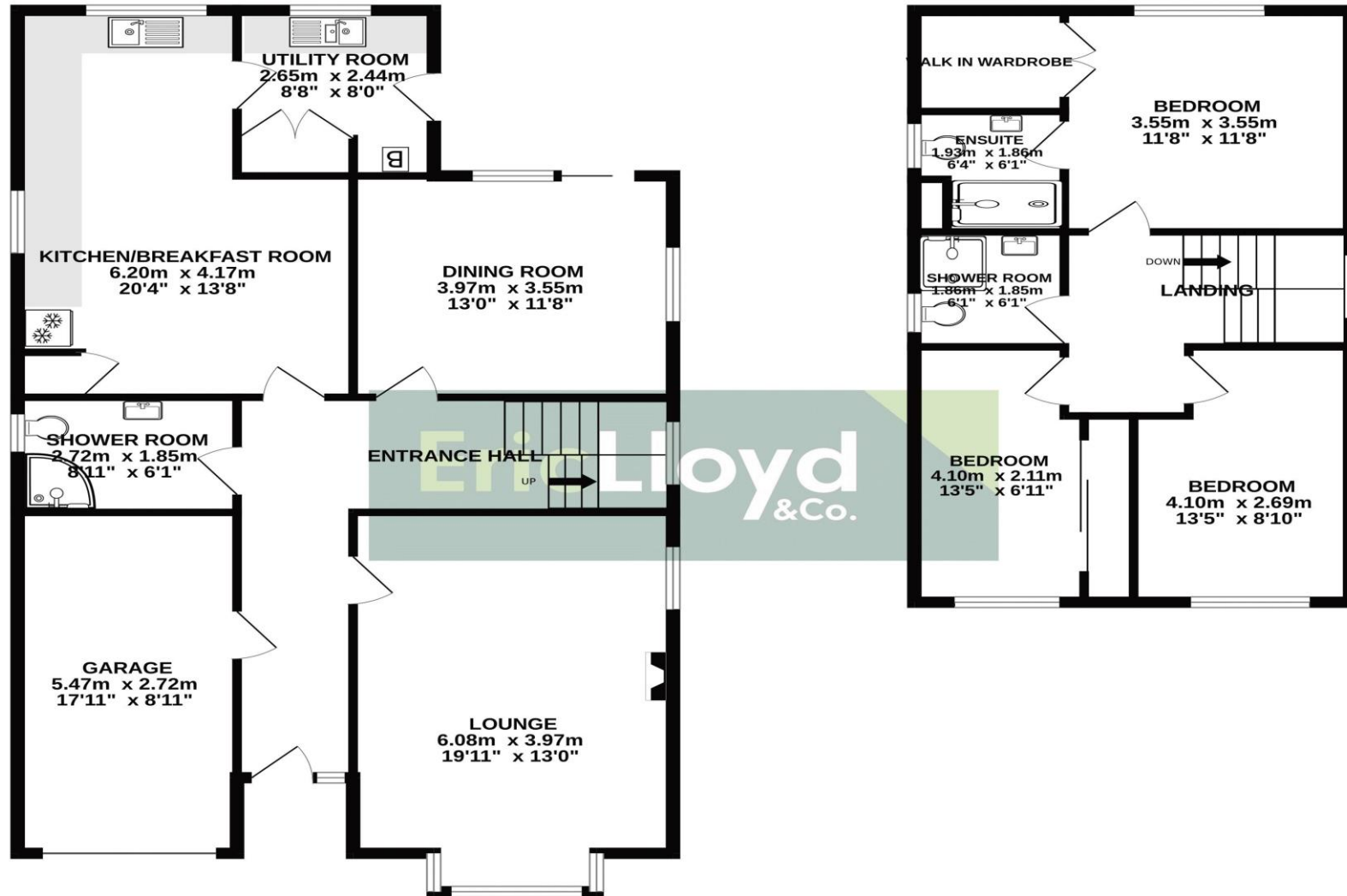
Outside, the gardens are a particular feature of the property. Both front and rear gardens are level and predominantly laid to lawn, interspersed with well-stocked flowerbeds, established shrubs, and mature planting that provide colour and privacy throughout the seasons. Various seating areas create ideal spaces for outdoor dining and relaxation, and a summerhouse is positioned at the top of the garden

The property enjoys an enviable location within easy reach of the beautiful South Devon coast, with nearby access to coastal walks, beaches, and the amenities of Brixham, Paignton, and Dartmouth. Churston golf club nearby, marinas, highly regarded schools, and excellent transport links further enhance the appeal of this exceptional home, making Maple Lodge perfectly suited for families, retirees, or those seeking a spacious coastal residence in one of the area's most desirable addresses.



GROUND FLOOR
101.4 sq.m. (1092 sq.ft.) approx.

1ST FLOOR
51.4 sq.m. (553 sq.ft.) approx.



TOTAL FLOOR AREA : 152.8 sq.m. (1645 sq.ft.) 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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ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available and that mobile performance is as follows: EE 82% / VODAPHONE 82% / O2 74% / THREE 71%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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