



Springfield, South Milton

Guide Price £1,350,000

HARRIET
GEORGE

Springfield

South Milton, Kingsbridge

An immaculate and beautifully presented south facing house in a commanding position with delightful gardens, parking and garage.

South Milton, renowned for its friendly community, is just over a mile inland from a National Trust beach, the South West Coast Path and the popular Beach House Cafe.

The larger village of Thurlestone with its 4-star hotel with private health club facilities and prestigious 18 hole cliff top golf course. In addition there is a highly regarded primary school, village shop with post office, pub and church.

Salcombe, with its picturesque estuary renowned for its sailing and sandy beaches is approximately 4 miles away. The market town of Kingsbridge provides an extensive range of independent shops, supermarkets, a sports centre, health centre, small hospital and the highly regarded Kingsbridge Community College.

This area of South Devon is one of the most sought after in the South West, not just for holidays but also with a well established resident community.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Springfield was built in a traditional style about 12 years ago and occupies an elevated south west facing position. The current owners have comprehensively renovated the house which, amongst other things, includes a full refurbishment of the kitchen and its extension, Ted Todd engineered wood flooring everywhere other than the kitchen and bathrooms, re-configuring the main bedroom, aluminum double glazed windows throughout, creation of a patio entertainment area and new stone walling to the garden.

The fabulous kitchen dining room has an abundance of natural light, Stuv wood burner and French doors to the paved side terrace. The bespoke hand painted kitchen with double width breakfast bar has silestone worktops, integrated Neff appliances and a large Fisher Paykel dual wine fridge. The spacious sitting room has bespoke fitted wooden entertainment cabinets and two sets of French doors to the front garden. At the rear of the ground floor is a utility room, shower room and boot room.

On the first floor are three bedrooms, the generous dual aspect main bedroom has a dressing room and recently fitted shower room with marble tiles. There is a second ensuite bedroom as well as another double bedroom and newly tiled family bathroom on this level. The top floor has a galleried landing which is currently used as an office space with double bedroom off.

The level low maintenance gardens are enclosed and wrap around the house. There is driveway parking for several cars together with a garage with loft space.

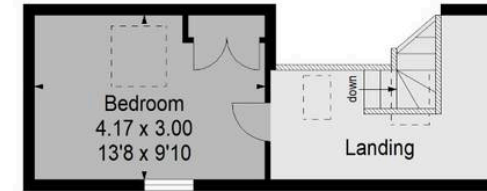
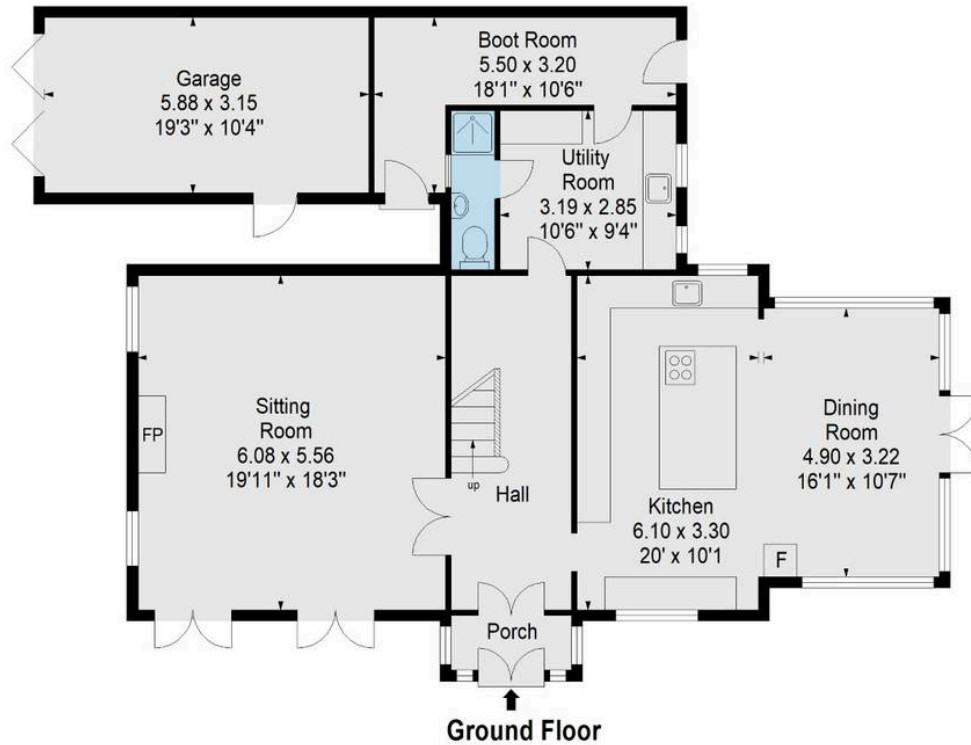
SERVICES

Mains water, drainage and electricity. Oil fired central heating and optional solar hot water.

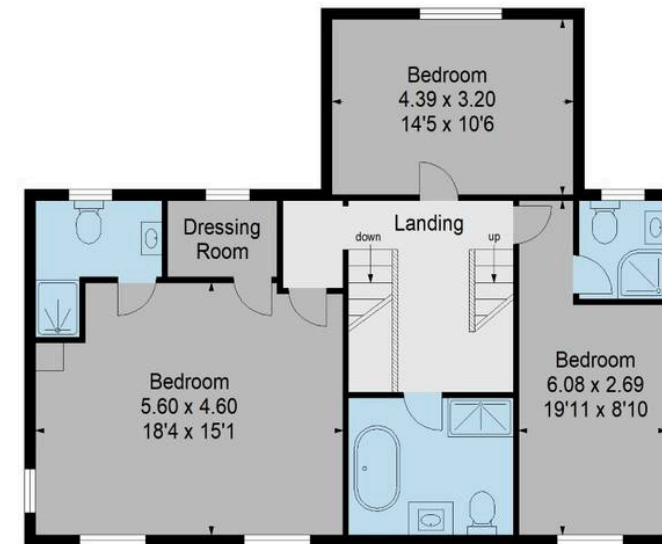


Approximate Gross Internal Area = 218.7 sqm / 2354 sq ft
(Excluding Garage)

Garage
Approximate Gross Internal Area = 18.9 sqm / 203 sq ft



Second Floor



First Floor



Illustration for identification purposes only,
measurements are approximate, not to scale.

Harriet George Properties Limited

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.