



Windsong, Frogmore

Guide Price £1,200,000

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Windsong

Frogmore, Kingsbridge

- Stunning position with creek views
- Envidable south facing position
- Village with strong community
- Situated on a private, no through lane
- Kitchen with electric AGA
- Living room with wood burning stove
- Planning Consent to add a 4th bedroom
- Exquisite gardens with extensive lawn & kitchen garden
- Gated driveway with ample parking
- Detached garage with lean-to wood storage

Frogmore is a small village at the head of a very pretty creek which leads into the Kingsbridge and Salcombe Estuary and is navigable for a couple of hours either side of high tide. The village has a lively community with a pub and coffee shop. There is a regular bus service to Kingsbridge and onto Plymouth or Dartmouth.

There are many countryside, estuary and coastal walks on the doorstep and the sailing towns of Dartmouth and Salcombe are within easy reach. The neighbouring village of Chillington has a doctors' surgery and general store/post office and East Charleton on the Kingsbridge side is walkable via a footpath and has a Spar supermarket with post office, petrol station and Ashbys, a leisure store.

Kingsbridge is within a 10 minute drive and offers extensive shopping and facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College. The bustling and thriving market town of Totnes is 13 miles away and from here there is a regular direct train service to London.

Council Tax band: G

EPC Energy Efficiency Rating: D



Windsong occupies an enviable, south facing position towards the end of a private lane which serves just five properties. The property dates back to the 1930's and has been upgraded and well maintained by the current owners. The accommodation is designed so that virtually every room takes advantage of the southerly aspect.

The ground floor has a well-equipped kitchen with electric AGA and flows beautifully into the dining room. Both of these rooms have a real sense of bringing the outside in with the French doors leading to the terrace and gardens, taking full advantage of the stunning views over the garden, to Frogmore Creek and countryside beyond. The spacious, triple aspect living room continues the theme and also benefits from a Clearview wood burning stove and full width glazing, again with French doors to the garden. In addition, there is a good size utility/boot room and cloakroom. The ground floor benefits from Uponor underfloor heating.

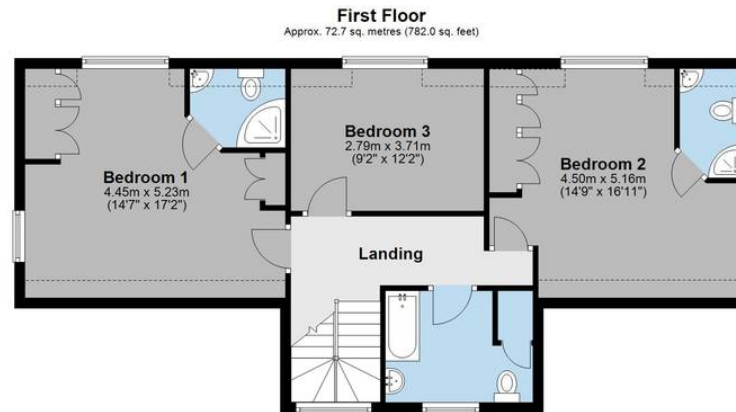
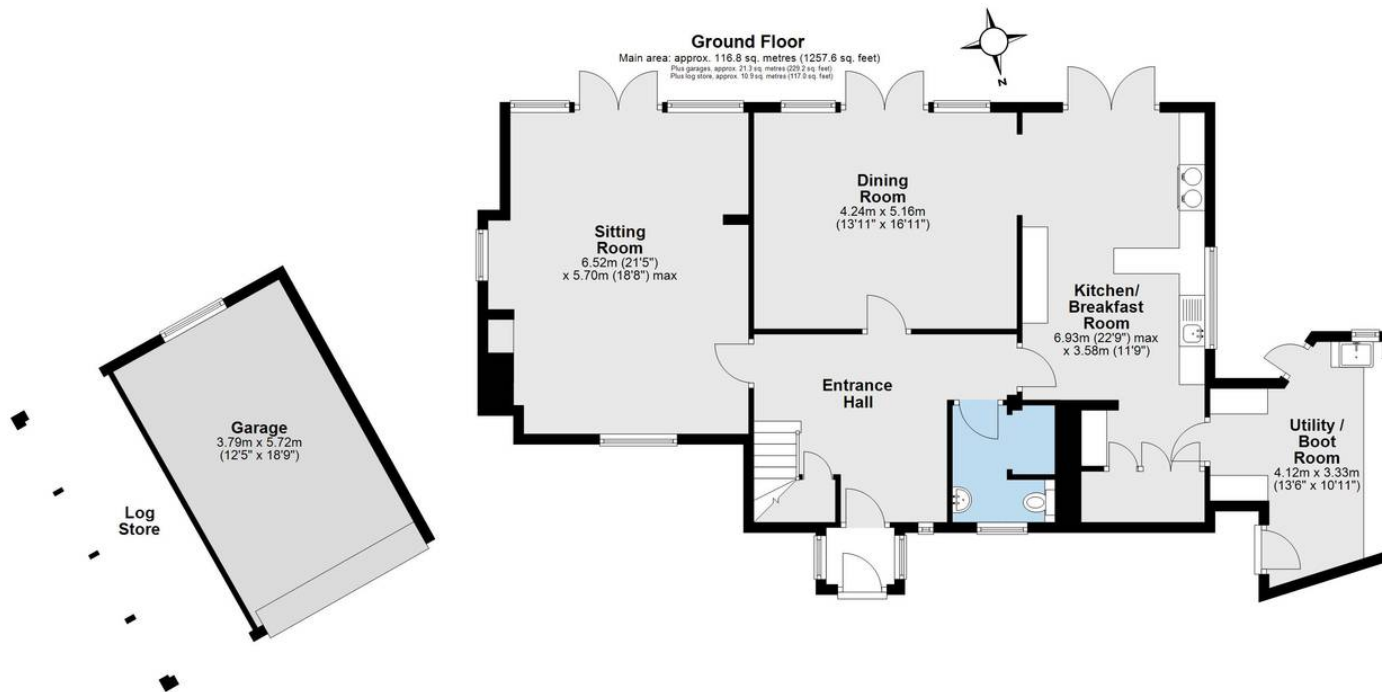
The first floor offers a dual aspect principal bedroom with en suite shower room, a second en-suite double bedroom, a further double bedroom and family bathroom. All of the bedrooms benefit from fabulous views over the mature garden. There is planning consent to add a fourth bedroom/study on the ground floor.

Outside the gardens and grounds are simply exquisite. The gently sloping lawn bordered by trees and mature shrubs provides wonderful privacy as well as colour for much of the year. There is a mini orchard with an array of fruit trees and a productive kitchen garden with raised beds.

The gated driveway at the front has parking for several vehicles and in addition there is a garage with electric up and over door, numerous power sockets and ample shelving and to the side a generous, oak framed covered log store.







Main area: Approx. 189.5 sq. metres (2039.6 sq. feet)
Plus garages: approx. 21.3 sq. metres (229.2 sq. feet)
Plus log store: approx. 10.9 sq. metres (117.0 sq. feet)

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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.