

1 ROBINS FIELD CHILLINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

I ROBINS FIELD

Description

Occupying a generous plot in the well-served South Devon village of Chillington, this attractive four-bedroom detached house offers bright, versatile accommodation, driveway parking, an integral garage and a delightful enclosed rear garden. Its combination of practical family space and proximity to the coast makes it an appealing permanent home or countryside retreat.

A covered entrance porch opens into the spacious hall off which is a cloakroom, stairs to the first floor and a storage cupboard. To the rear is the kitchen which is fitted with an extensive range of Shaker-style cabinetry, complemented by generous work surfaces and tiled splashbacks. A freestanding range-style cooker with multiple ovens and hob forms the focal point, while a broad window above the sink draws in plenty of natural light. Adjacent to the kitchen is a very handy utility room, with fitted units, sink, space for a washing machine, tumble dryer and has an access door to the garden and through to the integral garage.

The spacious sitting room has a warm, welcoming atmosphere, enhanced by a fireplace and wide front-facing bay window, it's generous proportions are ideally suited for relaxed evenings and entertaining. Glazed internal doors connect with the adjoining dining room, creating an easy flow between the two reception spaces while retaining the flexibility to use them separately. The dining room enjoys garden views, with glazed door opening directly onto the rear terrace.

Upstairs, the principal bedroom is a comfortable double with mirrored wardrobes and its own en suite shower room. This is fitted with a glazed shower enclosure, wash basin and tiled finishes. There are two further double bedrooms and one single which offer adaptable accommodation for family, guests or home working. The family bathroom has a panelled bath with shower fitting, wash basin and WC, set against warm neutral tiling.

Outside, a tarmac driveway provides convenient off-road parking in front of the integral garage which is 22ft in length. It has an up and over door to the front, and pedestrian doors to the utility room and to the path around the side of the property. Mature hedging and a lawned area frame the front and offers a pleasing sense of privacy. To the rear lies a particularly attractive enclosed garden, predominantly laid to level lawn and edged by established shrubs, planted beds and clipped specimen trees. A paved terrace beside the house is ideal for outdoor seating, while a winding gravel path leads through the garden to further seating areas and a timber shed. The overall setting feels private, established and highly manageable.

Situation

Chillington offers an excellent range of village amenities, including a post office and general store, pub, health centre, village hall, hair and beauty salon, playing fields, children's play area and community orchard. Stokenham Primary School, rated Outstanding by Ofsted, is in the neighbouring village. The property is also well placed for Start Bay, the Salcombe and Dart estuaries, the beaches and coves of the South Devon coast, and scenic walks along the South West Coast Path.



PROPERTY DETAILS

Property Address

1 Robins Field, Chillington, Kingsbridge, Devon TQ7 2LJ

Mileages

Kingsbridge 5 miles; Salcombe 10 miles; Dartmouth 11 miles; Plymouth 25 miles
A38 Devon Expressway 15 miles; (distances are approximate).

Services

Mains electricity, water and drainage. Air source heat pump. Battery operated smoke alarms.

EPC Rating

Band D. Current: 56, Potential: 71

Council Tax Band - E

Tenure - Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Attractive four-bedroom detached house
- Well-appointed Shaker-style kitchen
- Spacious sitting room with stone fireplace and bay window
- Separate dining room with glazed door to the garden
- Principal bedroom with fitted wardrobes and en-suite
- 2 further double bedrooms and 1 single
- Family bathroom
- 22ft garage and driveway parking
- Private, established rear garden with mature planting

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

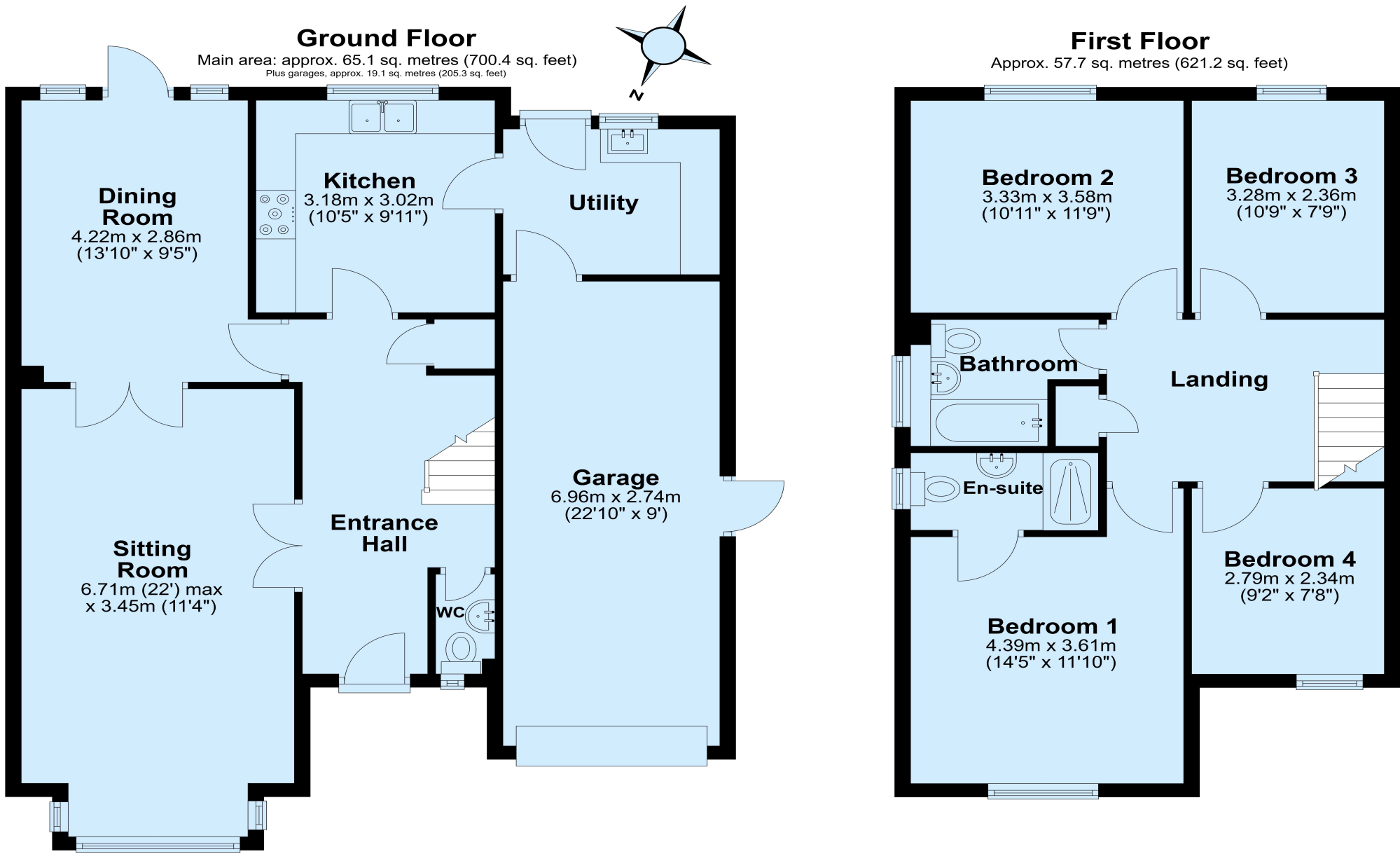
Directions

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From Kingsbridge take the A379 Dartmouth road out of town passing through the villages of West and East Charleton then Frogmore. On reaching Chillington continue into the village, take the first right turn into Robins Field where you will see that No.1 is the first house in on the left-hand side.



FLOOR PLAN



Main area: Approx. 122.8 sq. metres (1321.6 sq. feet)
Plus garages, approx. 19.1 sq. metres (205.3 sq. feet)

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