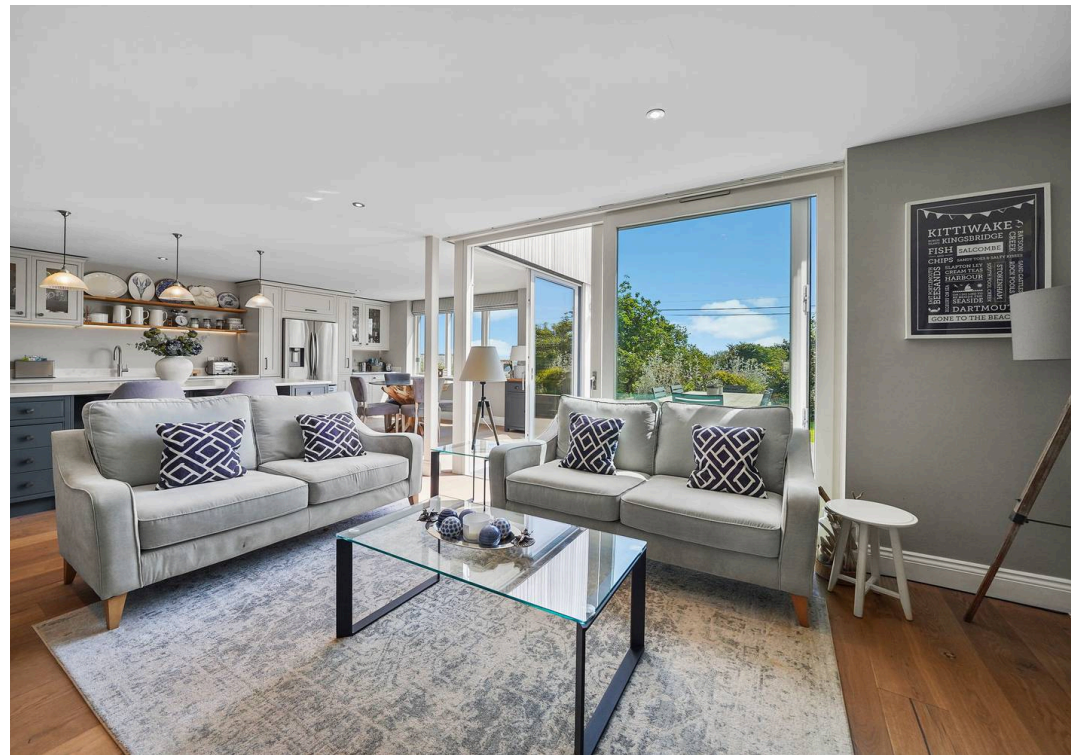




Sandpiper, Chantry Hill, Slapton

Guide Price £1,250,000

HARRIET
GEORGE



Sandpiper

Chantry Hill, Slapton, Kingsbridge

- Sea views over Start Bay
- Walking distance to two pubs and the beach
- Close to the village shop and hall
- Spacious and bright accommodation
- Bespoke in-frame wooden kitchen with silestone worktops
- Sitting room with wood burning stove
- Designed for wheelchair access
- Underfloor heating throughout
- Low maintenance garden
- Ample driveway parking and garage
- Planning permission for solar panels

Slapton is a beautiful and very popular village with a thriving local community, two excellent public houses, community village store, village hall and a 13th century church.

The National Nature Reserve at Slapton Ley, a Site of Special Scientific Interest is located on the edge of the village and is the largest freshwater lake in the south west of England. The South West Coast Path runs along the edge of the village and takes in some of the most spectacular scenery the region has to offer.

The larger nearby towns of Kingsbridge and Dartmouth offer a wide range of amenities as well as schooling and leisure facilities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



Sandpiper is a fabulous and thoughtfully designed modern home that offers family living with all of the comforts and conveniences you would expect.

The spacious entrance hall sets the tone and leads to a wonderful open plan kitchen, dining living room which is clearly the heart of the home. The wood burning stove and underfloor heating is perfect for those cosy winters, while glazed sliding doors not only flood the room with light but provide level access to the terrace and garden with views to the sea. The kitchen is wonderfully equipped with a range of integrated Neff appliances, Quooker boiling hot water tap, drinks area with fridge, pantry and adjoining utility room. Also on the ground floor is a sitting room with wood burning stove and a study/double bedroom and shower room.

The first floor has a generous principal bedroom with sea views, access to the balcony, walk in wardrobe and spectacular en-suite bathroom with Porcelanosa tiles. There are three further bedrooms, one of which has access to the balcony, and a family bathroom.

The delightful gardens are beautifully planted with mature shrubs and trees, and the paved terrace provides the perfect spot for alfresco dining overlooking the gently sloping lawn. At the rear is a gravelled seating area as well as a garden shed and Cedar greenhouse. There is ample driveway parking and a single garage.

SERVICES

Mains electricity, water and drainage. Air Source Heat Pump

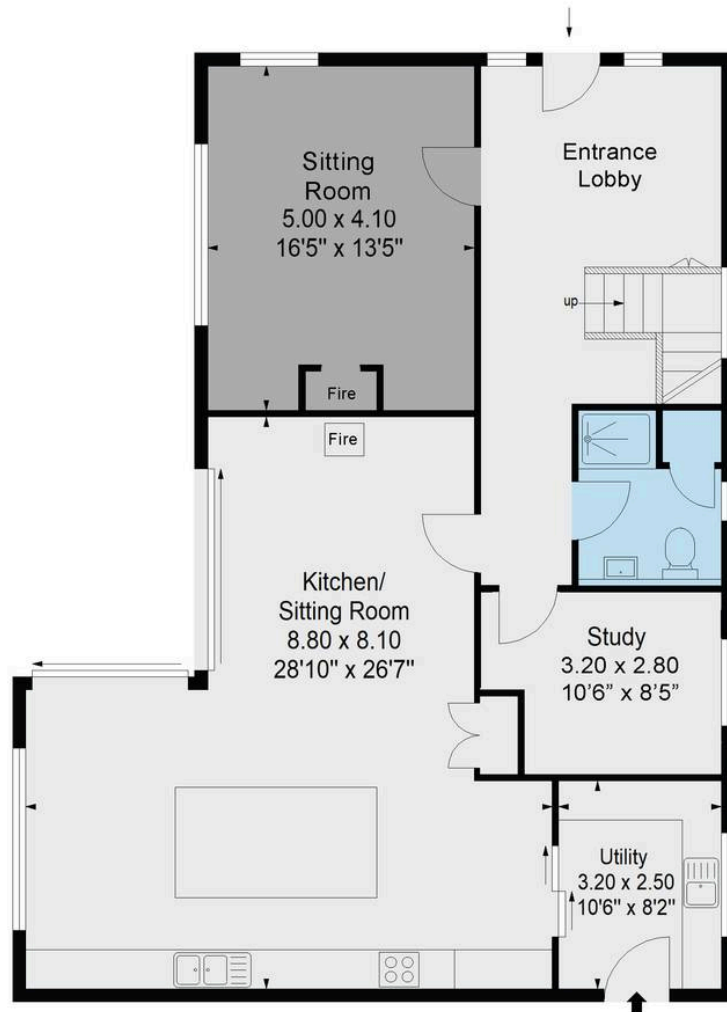
DIRECTIONS

What3words [///soothing.detective.mouth](https://www.what3words.com/)

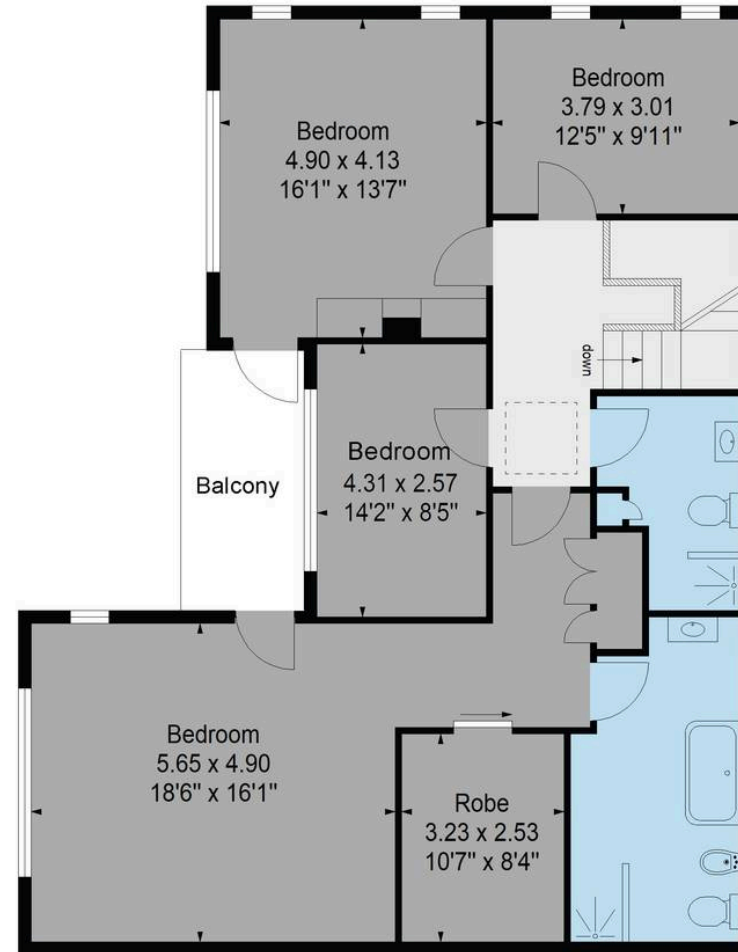




Approximate Gross Internal Area = 245 sqm / 2637 sq ft.



Ground Floor



First Floor



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

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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.