



Luscombe Maye
Since 1873

Gratton Drive, Chillington, Kingsbridge, TQ7 2LT

Guide Price £320,000

3 1 1



DESCRIPTION & SITUATION

Located in the quiet cul-de-sac of Gratton Drive, number 28 is a beautifully presented three bedroom semi-detached property with a private rear garden and parking.

The ground floor accommodation comprises entrance porch, spacious living room/ dining room with dual aspect windows providing an abundance of natural light and a log burner. From the dining area is the kitchen with a range of wall mounted cupboards and space for appliances, the kitchen leads through to the useful conservatory with access to the rear garden. The hallway from the living room gives access to the integral garage, a useful understairs cupboard and the stairs to the first floor.

On the first floor are three double bedrooms and the family bathroom comprising bath, separate shower, vanity hand basin, heated towel rail and WC.

To the front, 28 Gratton Drive benefits from driveway parking for two cars leading to the integral garage with up and over door. A path leads around the side of the property to the enclosed and private rear garden. This generous space has an abundance of mature trees, shrubs and plants as well as a range of different seating areas and a lawn to enjoy throughout the day. The garden has been meticulously cared for and offers a tranquil place to relax throughout the summer months. Additional features include a wildlife pond tucked into a quiet corner, and a garden shed with electric supply, providing excellent storage or potential for use as a workshop or hobby space.

The popular village of Chillington is located just 5 miles away from the market town of Kingsbridge and 2 miles away from the picturesque South Hams coastline. Chillington benefits from a village shop and post office, well regarded Public House called The Bear and Blacksmith and a Health Centre.

FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information





Gratton Drive, Chillington, Kingsbridge, TQ7

Approximate Area = 1007 sq ft / 93.5 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1151 sq ft / 106.8 sq m

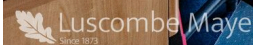
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1343917



- Three double bedrooms
- Enclosed and private rear garden
- Integral single garage
- Nearby countryside walks
- Quiet cul-de-sac location
- Walking distance to amenities and bus stop
- Countryside views
- Beautifully presented throughout
- Driveway parking and single garage
- No onward chain



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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