



23 Mead Drive, Thurlestone

Guide Price £1,250,000

HARRIET  
GEORGE







## 23 Mead Drive

Thurlestone, Kingsbridge

- Immaculate south and west facing home
- Wonderful countryside, golf course and sea views
- Triple glazed, air source heat pump and solar panels
- Sitting room with A+ Eco triple burn wood burner
- Two persons lift with internal step free access
- High quality plantation shutters
- Fenced and easy to maintain landscaped gardens
- Integral double garage with Hormann remote controlled door
- Ample driveway parking
- A short walk to the beach, pub and golf course

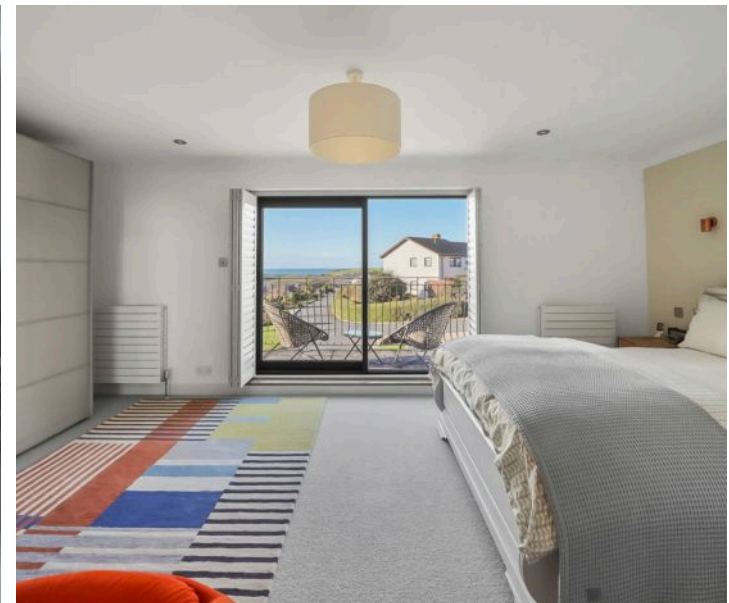
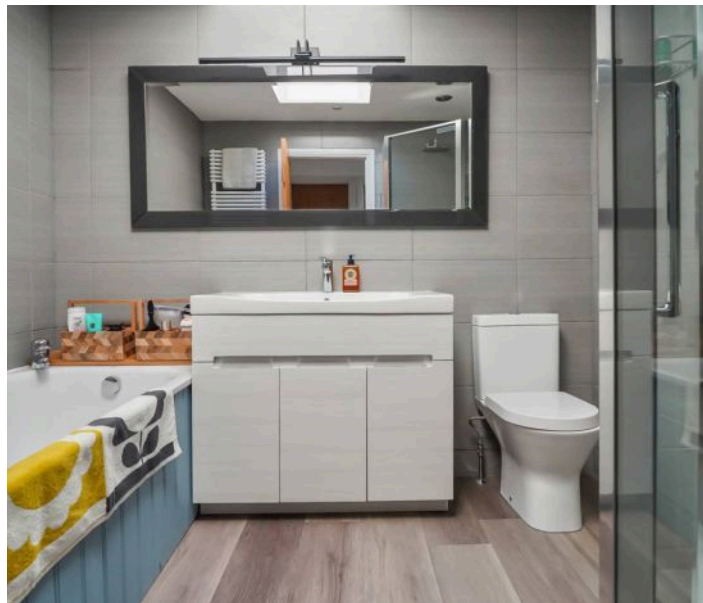
Thurlestone is the epitome of a South Devon village with its many picturesque stone and thatched cottages and colourful gardens resulting from its own "micro-climate". The village has a vibrant community and is renowned for its 4-star hotel with private health club facilities and prestigious 18 hole cliff top golf course. In addition there is a highly regarded primary school, village shop with post office, pub and church.

The property is within walking distance of the village amenities, while also enjoying access to the myriad of public footpaths that criss-cross this part of the South Hams. The closest town is Kingsbridge which offers extensive shopping and facilities including a health centre, small hospital and sports centre. The popular sailing and holiday town of Salcombe is approximately 6 miles away.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B





Recently renovated to exacting standards, 23 Mead Drive has an abundance of natural light and flexible, spacious accommodation.

The living areas are zoned with steel glazed doors off the impressive entrance hall which has a two person lift enabling level access throughout the property. The well-equipped contemporary kitchen has a vaulted ceiling and excellent storage including a 52 bottle AEG wine cooler; sliding doors seamlessly connect the inside and out. The Everhot is available by separate negotiation. The dining room, snug and sitting room all enjoy glorious views. A study on the ground floor could be a 5th bedroom.

On the first floor is a fabulous principal suite with two walk-in wardrobes, en-suite bathroom and balcony with far reaching views. There are three further double bedrooms with built-in wardrobes, one has an en-suite and a family bathroom serves the other two.

The low maintenance gardens are fenced and wrap around the house with decked and paved terraces that provide wonderful seating areas from which to enjoy the views. The rear garden backs onto farmland and has a good sized lawn with planted borders and useful shed. In addition to the double garage there is driveway parking for several cars.

### SERVICES

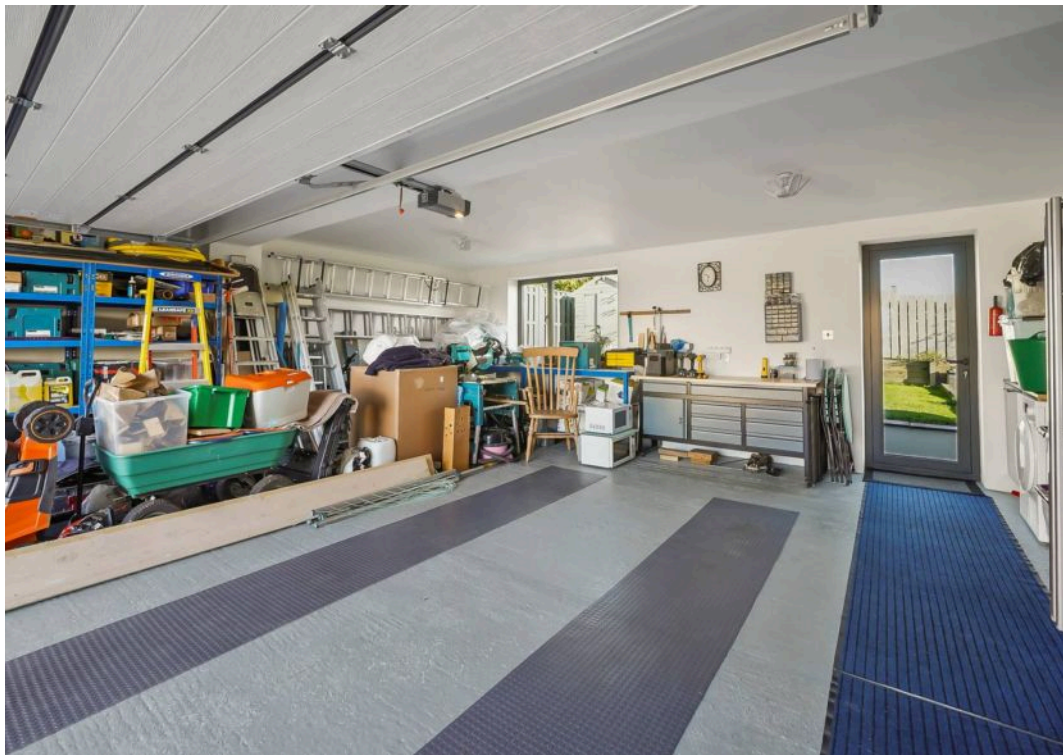
Mains electricity, water and drainage. Air source heat pump. Solar panels.

### DIRECTIONS

On arriving in Thurlestone take the first turning left into Court Park Road, follow this road to the right and left over the cattle grid into Mead Drive. Proceed down to the bottom of the hill and 23 is on the left hand side.









Approximate Gross Internal Area = 277 sqm / 2981 sq ft  
Including Garage

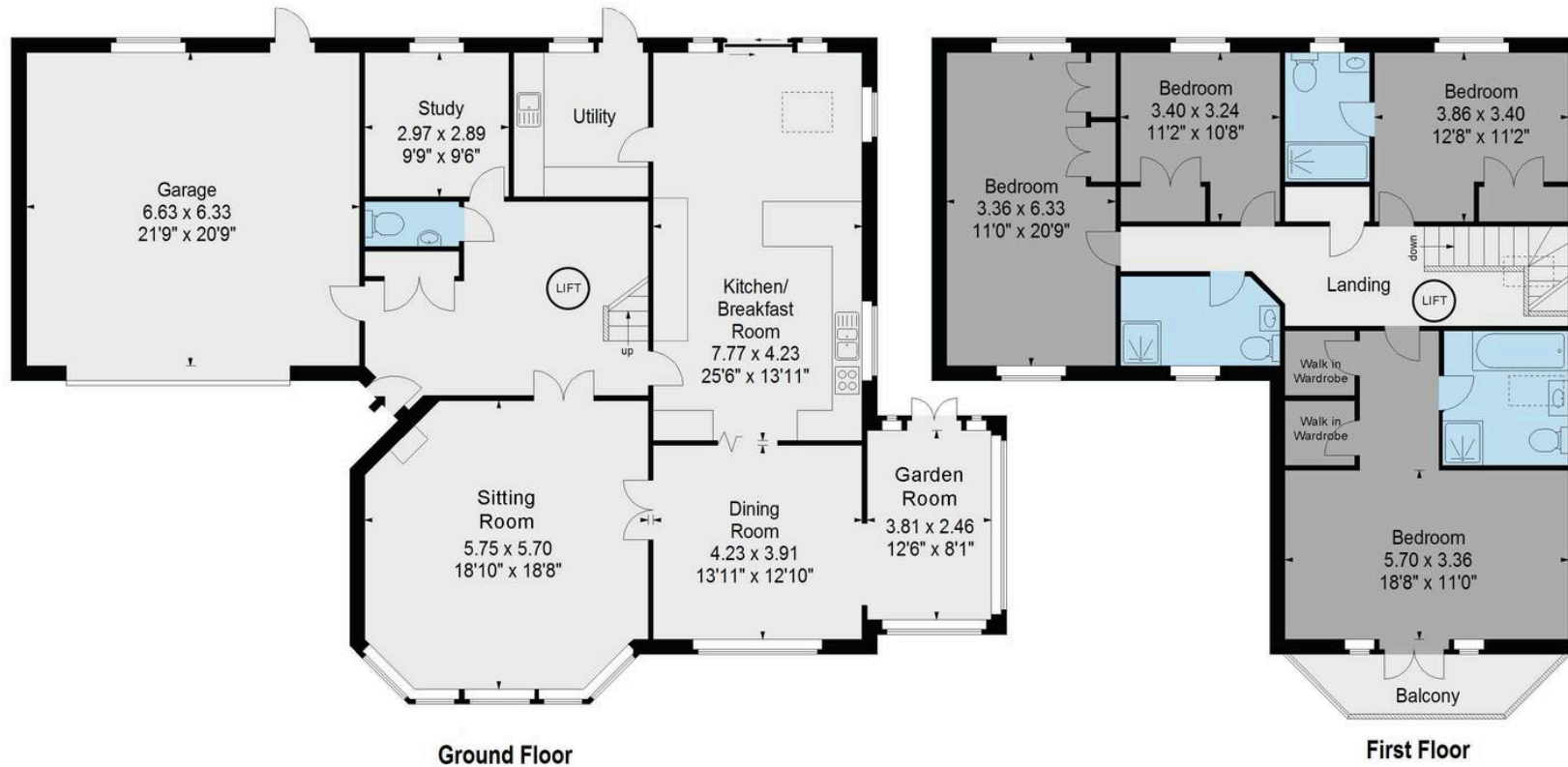


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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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.