



CHI

HEDGEWAYS

MALBOROUGH



TQ7 3RY



HEDGEWAYS

GROUND FLOOR

Entrance Hallway | Dining/Sitting Room | Kitchen/ Breakfast Room | Utility | Study | Shower Room

FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3

EXTERNAL

Driveway | Rear Garden | Detached Garage



“A detached property with three bedrooms, garden, garage and parking ”...

Hedgeways is a detached home set within a highly regarded area of Marlborough, offering well-proportioned accommodation and appealing countryside views. The property opens into a welcoming entrance hallway, with a convenient ground floor shower room and a versatile study. At the heart of the home is a bright open-plan living room featuring a charming bay window that frames delightful views, flowing seamlessly into the kitchen area. A separate morning room and practical utility space enhance everyday living, while the kitchen provides direct access to the garden, creating an easy connection between indoor and outdoor spaces.

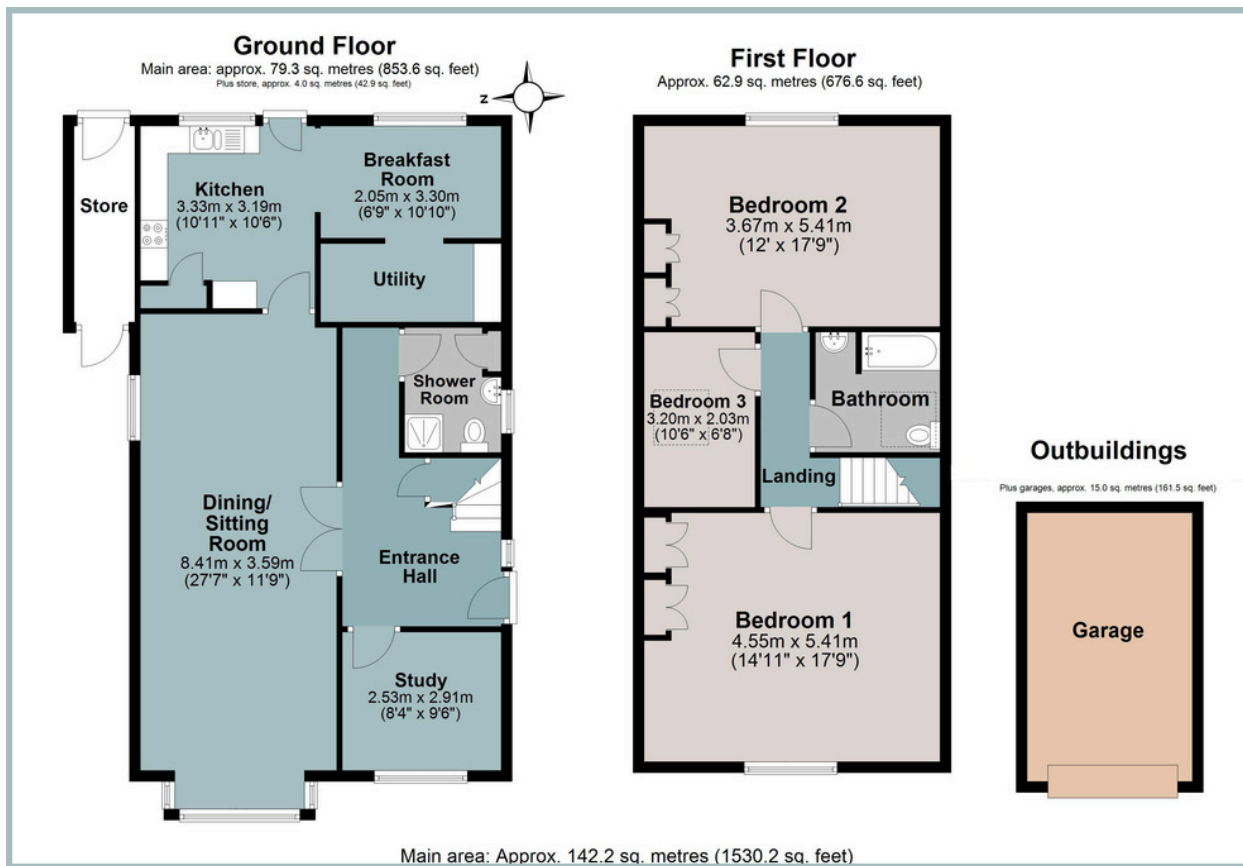
- Located in the charming village Marlborough
- Detached garage and driveway parking
- Charming rear garden with private pathway to the centre of the village
- Walking distance to pubs, village shop and primary school
- Short distance to Salcombe and Kingsbridge

Upstairs, the property continues to impress with a generous principal bedroom enjoying far-reaching countryside views, alongside a comfortable double bedroom overlooking the garden and a further single bedroom. These rooms are served by a well-appointed family bathroom.

Outside, the private garden is a particular highlight, with mature flower beds, shrubs, a side shed, and a greenhouse. A rear gate opens onto a private pathway leading directly towards the heart of the village. To the front of the property, a detached garage and driveway provide convenient parking.



TOTAL APPROXIMATE AREA: 142.2 SQ M 1530.2 SQ FT



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Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains Electricity, water and drainage. Gas central heating.

EPC: Current C (69) Potential C (77)

Viewings: Very strictly by appointment only

Location: The sought after village of Malborough is just a few miles from the stunning South Devon coastline where there spectacular cliff top walks, coves, and sandy beaches. The village provides a range of day-to-day amenities including an Asda filling station, two public houses, a farm shop, a church together with a highly regarded Primary school.

There is a regular bus service to the market town of Kingsbridge and Salcombe, as well as a handy and scenic segregated cycle/footpath into Salcombe. Collectively the area provides a comprehensive range of shopping, educational and recreational facilities.

What Three Words: ///aged.travels.cassettes

Salcombe 2.3 miles - Totnes 16.7 miles (Railway link to London Paddington) - Kingsbridge 4.5 miles

All Approximate