

SANDWOOD

CURLEW DRIVE • WEST CHARLETON • KINGSBRIDGE • SOUTH DEVON



 Knight
Frank



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*A spectacular contemporary property with direct water access onto the Salcombe Estuary.
Immaculately presented and standing in a commanding plot with outstanding South Westerly estuary views.*

The property also benefits from an indoor swimming pool and a slipway.

Entrance hallway • Central atrium • Open plan dining room • Media room
Open plan kitchen/sitting room • Ground floor bedroom with ensuite shower room

2 further bedrooms sharing a Jack and Jill bathroom • Sitting room/fifth bedroom

Principal bedroom suite including 2 dressing rooms, a shower room and private balcony

Attached double garage • Indoor swimming pool • Private parking • Private slipway • 2 running moorings

Gross Internal floor Area (approx.) 5,644 sq ft (524.4 sq m)

In all about 0.56 acres (0.23Ha)

Kingsbridge 1½ miles • Salcombe 8 miles • Dartmouth 12 miles • Totnes 15 miles (London Paddington 3 hours)

Exeter 41 miles (London Paddington 2 hours 4 minutes) • A38 Devon Expressway 22 miles

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

Sandwood – for sale freehold

Curlew Drive is one of the most sought-after roads in the South Hams and is situated on the Kingsbridge side of West Charleton. It is close to the charming stone bridge over Bowcombe Creek that forms the entrance to Kingsbridge from the east on the A379.

West Charleton is a very popular and thriving village all year round with a pub, church and primary school. The market town of Kingsbridge (about ½ mile away) offers a wide range of commercial, leisure and shopping facilities. There are walks across fields to the shores of the Kingsbridge/Salcombe estuary, and the famous sailing centres of Salcombe and Dartmouth are also within easy reach. There is also an abundance of sandy beaches and coves with miles of coastal footpaths.

Sandwood occupies a fabulous frontline waterfront location and is situated at the very end of the cul-de-sac residential road in a private, peaceful and secluded position. Sandwood is a light, bright and spacious family home with direct water access via its own private slipway onto the Salcombe/Kingsbridge Estuary.

The front door leads into a hallway which, in turn, leads through to a central atrium that provides the focal point to the house. Off this, is access to the open plan dining room, the media room and the indoor swimming pool. The kitchen and sitting room are open plan with the kitchen boasting a large breakfast bar and central island and Gaggenau appliances. There is also a steam oven, an electric oven and a warming draw. In addition to an American fridge/freezer, there is an induction hob and a Teppanyaki plate. At the front of the kitchen is the sitting room that has windows on three sides to give amazing 180 degree panoramic views out across the Salcombe Estuary.

Beside the kitchen and accessed through the media room is a ground floor bedroom with an en suite shower room. At the other end of the house and down a few steps are two further bedrooms that share a Jack and Jill bathroom. All three bedrooms enjoy fabulous waterfront views. Behind the Jack and Jill bathroom is a sitting room that could be used as an additional bedroom. There is also a family shower room. The two bedrooms that share the bathroom have French doors that lead out onto a terrace.







Off the central atrium are stairs leading up to the first floor landing which forms part of the principal bedroom suite that occupies the entire first floor. It is currently configured with a large principal bedroom at the front, to enjoy the magnificent views, with two dressing rooms at the rear. A rear corridor links back to an en suite shower room. Off the larger of the two dressing rooms is a door leading out onto a private balcony. One of the dressing rooms could equally be used as a fifth or sixth bedroom.

The indoor swimming pool can be accessed from either the entrance hall or the atrium. The pool itself is about 34 feet long

and at one end is about 8 foot deep. In addition to a shower room, there is a study at the far end. Sliding doors from the pool lead out onto a decked terrace at the rear which is very sheltered and completely private. This terrace can also be accessed from the double garage via a large electric door to allow boat trailers to be parked there with the added security.

Many of the rooms have under-floor heating and the remainder have radiators, all heated from a gas boiler. There is a private LPG tank situated in the garden.

Accessed from the parking area is a store room/boiler room within the house. At one end of the house is a garden store that, again, is accessed from the garden.

Gardens and Grounds

The driveway provides a large parking area at the end of which is the attached double garage. At the other end of the parking area is access over the lawn down to the private slipway. There is plenty of room for cars and boat trailers.



In front of the house and below the terrace is a large lawn that sweeps down to the estuary wall. Significantly, in addition to the private slipway there are two running moorings from the property.

Services

Mains water and electricity. Private drainage.

South Hams

West Charleton is only about ½ mile to the east of Kingsbridge, located in the heart of the much sought-after area of South Devon known as the South Hams. The region is known for having an uncommonly temperate climate, consisting of lush, unspoilt countryside, hidden coombes and a spectacular coastline.

Kingsbridge boasts a variety of shops, restaurants and cafes, as well as good schools, a library, an indoor swimming pool/leisure centre and The South Hams District Hospital. There are also several coffee shops. For those who enjoy the outdoors, there are numerous countryside and creek-sidewalks, as well as access to the 630 miles of Devon Coastal Path nearby for those seeking both penance and pleasure. There is a public pontoon at Kingsbridge, South Pool and other creeks including Salcombe Harbour. Moorings are subject to availability.

There is good sailing east of the Salcombe Estuary to Dartmouth, the River Dart and beyond and west to Newton Ferrers, Noss Mayo, Plymouth via Burgh Island and beyond.

In addition to sailing, there is an excellent golf course just outside Dartmouth. There are opportunities for walking and riding on Dartmoor, just a few miles to the north.

Communication links are good with the A38 Devon Expressway 20 miles to the north the M5 motorway at Exeter. There are regular intercity rail services from Exeter and Totnes to London Paddington. In addition, there are ever-increasing number of domestic and international flights from Exeter airport.

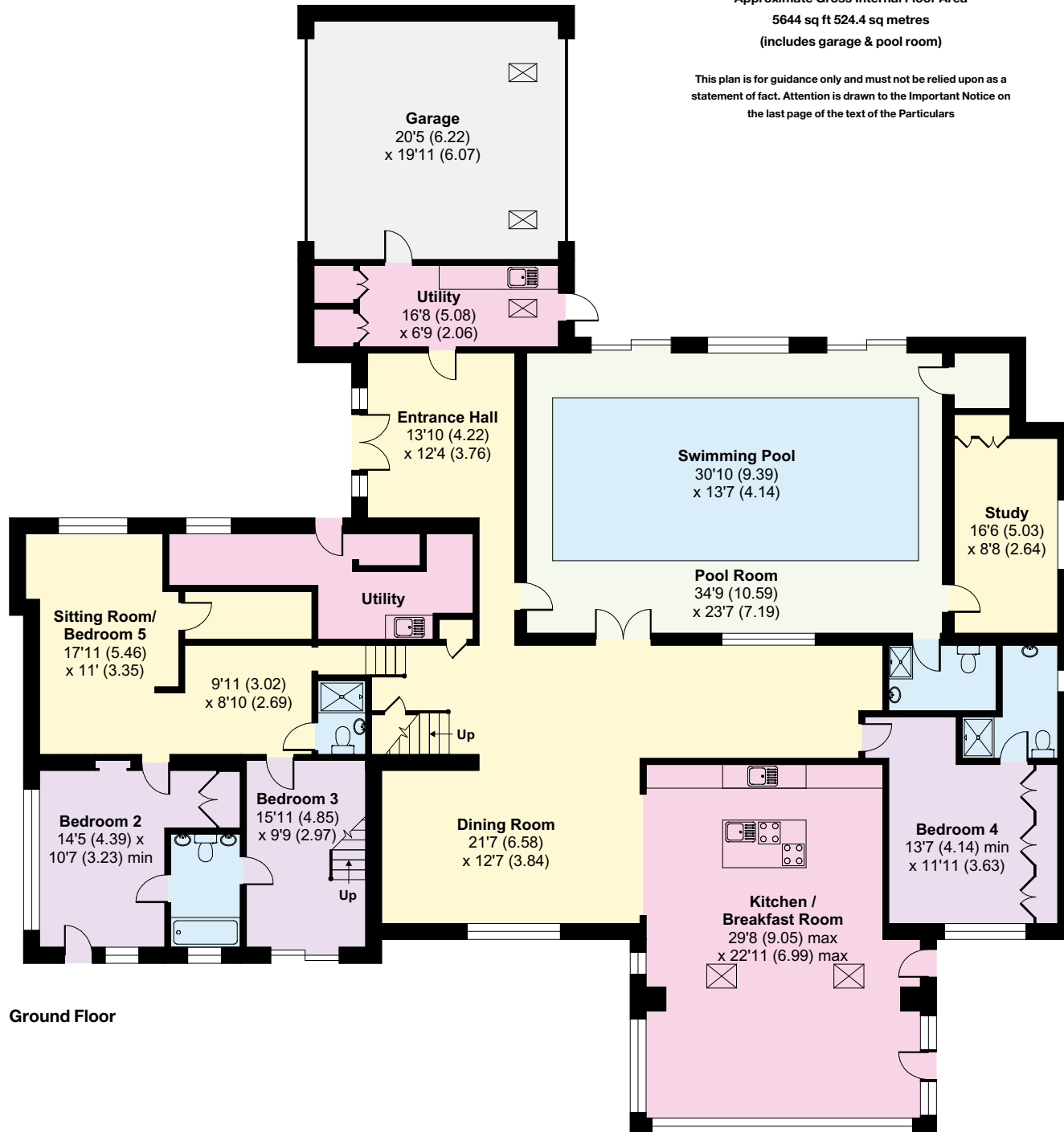


Approximate Gross Internal Floor Area

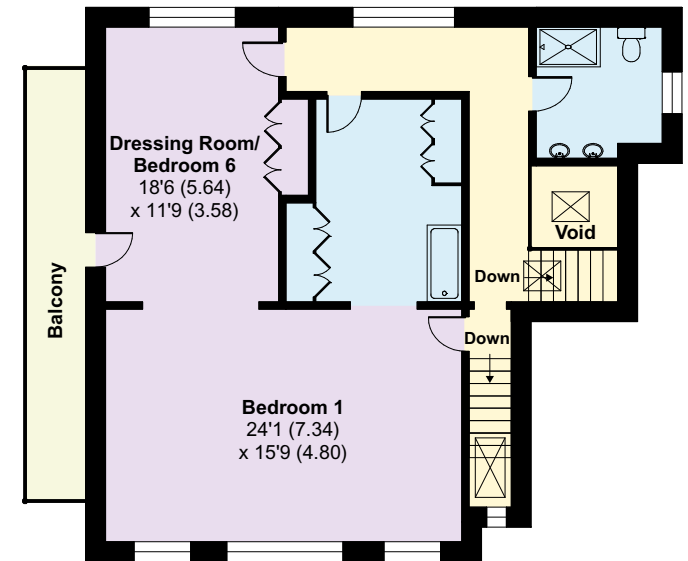
5644 sq ft 524.4 sq metres

(includes garage & pool room)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

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

Devon County Council, County Hall, Topsham Road, Exeter, Devon, EX2 4QD. Tel: 01392 382 000.

Viewing

Viewing by prior appointment only with the agents.

Directions (TQ7 2AA)

From Kingsbridge, take the A379 Dartmouth Road and shortly after passing over Bowcombe Bridge turn right into Curlew Drive and the property will be found a short distance along on the right hand side.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



