



Riverwood - The
Whole

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Staverton Bridge, TQ9 6NU

Totnes 3 miles Exeter 23 miles Plymouth 20 miles

- Superbly built to a very high standard
- Hand made fully fitted bespoke kitchen/breakfast room
- Individually designed
- Stunning townhouse design
- Choice of 3 or 4 bedroom homes
- Private gardens
- Ample parking
- Riverside walks on the doorstep

Prices from £485,000 to £675,000

SITUATION

PLACES OF INTEREST: Staverton Bridge Nursery - 400ft The Seat Trout Inn - 0.8miles Steiner School - 0.9miles Riverford Organic Farm shop - 1.1miles The Cott Inn, Dartington - 1.5miles Dartington Hall - 1.7miles Pennywell Farm - 2.7miles Sharpham Wine and Cheese - 6.5miles Bantham Beach - 17.2miles

The popular village of Staverton is located about two miles to the north of Dartington and about 3 miles from Totnes, the commercial centre for this part of Devon. Access to the A38 Devon Expressway is easy, connecting Plymouth and Exeter where it links with the M5. At Totnes there is the mainline railway station with direct links to London.

The village lies on the banks of the River Dart and boasts a strong community based around a lovely church and an award winning country pub. The charming South Devon Steam Railway, built in 1872, runs through the valley alongside the River Dart between Totnes and Buckfastleigh.

Locally the development benefits from proximity to the award winning Riverford Organic Farm shop, The Shops at Dartington, Staverton Bridge Nursery, South Devon Steiner School and regular Farmers Market in nearby Totnes.

DESCRIPTION

This unique development, known as the Riverwood development was finished in July 2017. The build project has incorporated only the finest craftsmanship and materials to produce a high quality home in such a sought after area. The development of this exclusive gated development offers just four homes for sale.



An exclusive private gated development of just four individually designed homes





All the houses are clad in cedar which overtime will start to soften into its surroundings, this being particularly important, bearing in mind that the site was once part of the Dartington Hall Estate.

The development includes bespoke and unique handmade fully fitted kitchens, including NEFF appliances, powder coated aluminium Kawneer double glazing and sliding doors, Cat 5 cabling, bespoke staircases and all under Zinc roofing.

All the properties have its own style with bespoke kitchens and spacious sitting room leading to private rear gardens. There is a choice of either three or four double bedrooms, with master en suites.

OUTSIDE

Each property has parking for two/three cars and a bin store to the front of the property with an electrical car charging point. There are level lawned areas to the front and to the rear. At the rear, there are stone paved patio and a store room at the back of the gardens.

SERVICES

Mains water and electricity. Mains gas fired central heating. Cat 5 cabling and satellite connections. Shared private drainage through a Klargester system.

MANAGEMENT COMPANY

On the sale of the house, a management company will be set up to cover future maintenance of the drive and running costs of the private drainage system, It is proposed that this be £500/year per property which will be paid into a sinking fund. The Klargester serves 7 properties in total with 1/7th contribution. The main drive and gates are shared by 5 properties with a 1/5th contribution, with the remainder of the drive into the main development with a 1/4 contribution.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

From our Totnes office, proceed along Station Road heading towards Dartington. At the Cider Press roundabout turn right and pass straight over the next mini roundabout. Pass Dartington Church and at the brow of the hill turn right sign posted Staverton and Landscope. Proceed down the hill and Riverwood can be found on the right hand side





These particulars are a guide only and should not be relied upon for any purpose.



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