



**STAGS**

27 Gratton Drive, Chillington, Kingsbridge,  
Devon, TQ7 2LT

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A superbly-presented individual family home, quietly  
located in a favoured South Hams village.

Kingsbridge 4 miles Salcombe 10 miles Dartmouth 10 miles

• Immediate vacant possession • Private rear garden • Extended to the  
rear under architect supervision • Four bedrooms • Sitting  
room • Well-fitted kitchen • Dining room with conservatory off •

Guide price £360,000

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## SITUATION AND DESCRIPTION

Chillington is a thriving village with its own pub, post office/general stores and centrally-located health centre. There are excellent primary schools in the neighbouring villages of Stokenham and West Charleton. It is some 4 miles from Kingsbridge, a market town at the head of the Salcombe estuary with an excellent range of shops and local facilities which include a health centre/ cottage hospital, an outstanding secondary school and a sports centre. The sailing town of Salcombe, with its wonderful beaches and many shops and boutiques, is just a 20 minute drive away, the beach at Torcross is just 5 minutes to the east and there is a slipway one mile away at Frogmore, which is situated at the head of a tidal creek off the Kingsbridge estuary.

We understand that the house was built in the early 1980's using traditional methods and is finished with smooth-rendered and whitened elevations beneath a tiled roof. In 2002, a highly-regarded local architect was employed to design and oversee extensions to the rear and sides and it now affords spacious, family-sized accommodation which is well-presented throughout and which need to be viewed internally to be fully appreciated.

It is on the market now for the first time since it was built and the accommodation comprises:-

## GROUND FLOOR

The property is accessed at the front via a UPVC obscure glazed entrance door which leads to the:

ENTRANCE HALL: staircase to first floor and door to the:  
SITTING ROOM: bow window to front. Wood burning stove with an attractive stone surround and tiled hearth. Built-in book shelving/storage cupboards and under stairs storage cupboard.

KITCHEN: is well-fitted with a good range of Maple Satin-effect fronted units. Neff eye-level double oven with matching Neff four burner ceramic hob. Broom cupboard. Automatic washing machine and dish washer. Doors to the rear garden, dining room and SEPARATE WC with two piece suite in white.

DINING ROOM: a dual aspect room with window to front and multi-paned double opening doors to the:  
CONSERVATORY: a superb addition to the house with tiled floor and overlooking the rear garden.

## FIRST FLOOR

LANDING: access to roof space. Airing cupboard with slatted shelving.

MASTER SUITE:

BEDROOM with window to front and pleasant open





outlook over the surrounding countryside. Access to roof space. Range of quality built-in bedroom furniture by Exclusiv Bedrooms of Plymouth. HALF-TILED SHOWER ROOM with four-piece suite and heated towel rail/radiator.

The TWO FAMILY BEDROOMS also have built-in bedroom furniture by Exclusiv Bedrooms of Plymouth whilst BEDROOM 4 is currently used as a STUDY. The FAMILY BATHROOM is also extensively tiled and fitted with a three-piece suite in white comprising vanity hand wash basin with adjoining storage shelf and storage cupboard under, WC and Artisan bath with over bath shower unit and screen.

### OUTSIDE

The property is approached to the front over a generous macadamed driveway (shared with one neighbour) which affords car hard standing for several vehicles and access to the GARAGE measuring X34' x 8' in length with ample power points and fitted shelving, overhead storage space and large inspection pit with power and light connected. BOILERHOUSE with oil-fired floor standing Worcester boiler (central heating and hot water). Ample fitted shelving, etc .

Alongside the driveway is a small lawned garden and gravelled area and between the garage and the house is a covered side passage which leads to the rear.

Immediately to the rear of the property is a paved terrace and from here, three steps lead up to the garden which is slightly raised, laid predominantly to lawn for ease of maintenance. There are well-stocked flower and shrub beds and borders and these, along with the numerous mature trees and shrubs which surround the garden, afford a good deal of privacy.

### SERVICES

Mains water, electricity and drainage. Oil-fired central heating.

### DIRECTIONS

From Kingsbridge take the A379 towards Dartmouth. Pass through the villages of East and West Charleton, Frogmore and onto Chillington. Continue through the village and pass the Post Office on the left hand side. After a few hundred yards, turn right into Fairfield Way and Gratton Drive will be found on the left hand side.



