

Oddicombe House

Chillington, Kingsbridge, Devon







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Chillington, Kingsbridge, Devon TQ7 2JD

A stunning 5-bedroom Georgian country house with a fully self-contained & substantial 3-bedroom annexe occupying a 2 acre plot and surrounded by idyllic South Hams countryside.

Kingsbridge 4 miles, Salcombe 10 miles, Dartmouth 10 miles
(All distances are approximate)

South Facing Georgian Country House | 3 Bedroom Substantial Annexe

Beautifully Refurbished Throughout | Solid Oak Flooring

Retained Period Feature | Extensive Landscaped Gardens

External Summerhouse or Potential Pool Room

Detached Double Garage & Ample Parking



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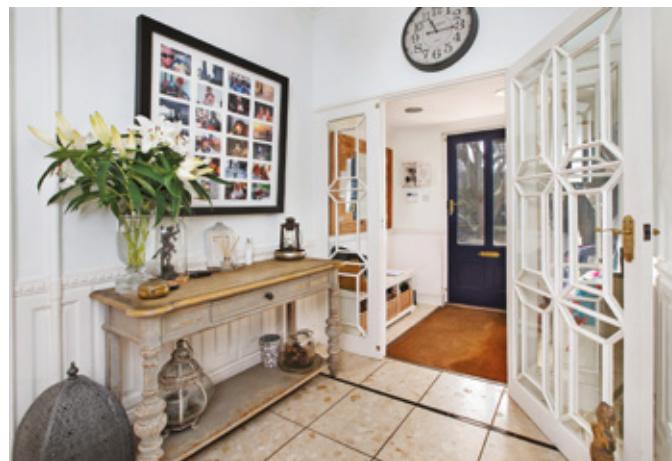
Situation

Chillington is located just 4 miles to the east of Kingsbridge and only 2 miles to its closest beach. The village itself which dates back to Saxon times, is surrounded by beautiful lush countryside and yet offers excellent amenities including a modern health centre, public house, post office & general store, village hall and weekly fresh fish shop.

The market town of Kingsbridge offers an Outstanding Ofsted Rating Secondary School and Sixth Form College, Primary School and a vast range of independent shops, art galleries, cafés, restaurants and pubs as well as sports facilities such as yoga studios and a leisure centre with a full-length indoor swimming pool. The South West Coastal Path is easily accessed from the region as are the popular sailing stretches of Salcombe Estuary to Dartmouth with the main line rail link to London at Totnes only 12 miles away. Additionally there are a good number of domestic & international flights from Exeter airport just 43 miles away.

Description & Accommodation – Oddicombe House

Oddicombe House dates back to the 18th Century and sits in a wonderful plot of some 2 acres surrounded by green countryside. The house has been beautifully refurbished throughout by its current owners and offers elegant living



with spacious and social accommodation. The previous 3-bedroom annexe was rebuilt in 2016 with award-winning South Devon architects Andrew Lethbridge Associates and is a stunning example of modern living with natural oak features and under floor heating throughout.

The house is approached via a gravelled drive leading round to an extensive parking area with double garage to the right. First impressions are of a wonderful property with a columned portico leading into a wide entrance, hallway and sweeping staircase leading up to the first floor. Period features have been sympathetically retained with high ceilings, cornice detail and sash windows.

The ground floor boasts 2 reception rooms as well as an open-plan kitchen dining area with separate adjoining utility.

Log burners feature in both reception rooms with an open-fire in the double aspect study. Downstairs WC, store room and pantry with side door out.

Upstairs there are 5 striking en-suite double bedrooms with the principal bedroom benefiting from an adjoining dressing room and a beautiful outlook over the landscaped gardens and countryside beyond. The bathrooms are equally magnificent with period suites and ample storage.





Little Oddicombe

Little Oddicombe is approached either via its own gravel drive or the adjoining spacious piazza. This property is fabulous with separate living room, spacious open-plan kitchen/diner both with double doors opening out onto the courtyard with far reaching views. A separate utility room, store room and downstairs WC completes the ground floor. Upstairs there are 3 bedrooms with 2-ensuite bathrooms & excellent built-in storage, the principal bedroom boasts a glass Juliet balcony taking in its organic surroundings. This is an absolutely superb addition to the main house. This property could provide an income if required or be suitable for visiting family members and additional guests. EPC band D.





Outside

Well kept lawns sweep along the front of the property with raised vegetable beds installed at the lower perimeter. To the side and off the study and family room or dining room, is a pretty walled garden with a 24 ft summerhouse that could well serve as a pool house. Detached double garage.

Services

Mains services are connected - electricity, water and drainage with oil-fired central heating.

EPC rating

E

Viewings

Strictly by appointment only with Knight Frank or Stags.

Local Authority

South Hams District Council.

Directions

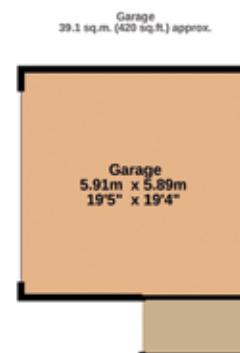
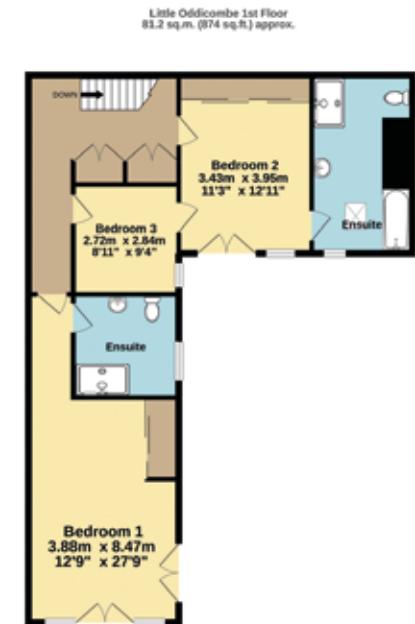
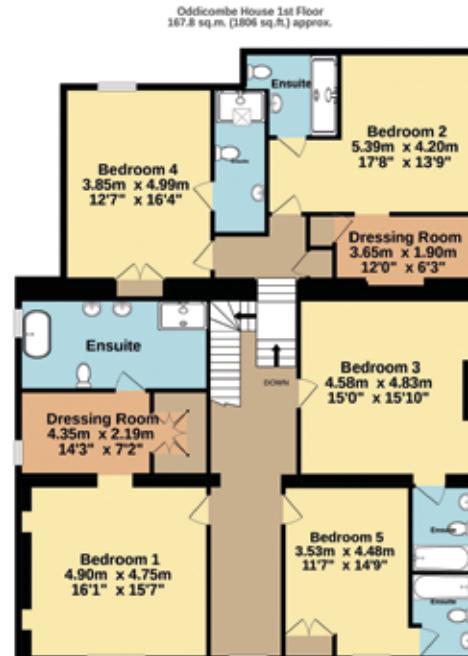
Take the A379 from Kingsbridge towards West Charleton. On entering Chillington after the village of Frogmore and on the sweeping right hand bend, turn right into the driveway of Oddicombe House.



Approximate Gross Internal Floor Area

6,003 sq ft / 557.7 sq m

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.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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