




1 Robins Field

Chillington, TQ7

Guide Price £475,000

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1 Robins Field

Chillington, Kingsbridge, TQ7 2LJ

The Location:

Chillington is a popular village around 5 miles from the market town of Kingsbridge with a post office/general stores, the popular Bear & Blacksmith pub and a health centre. The excellent primary schools of Stokenham and West Charleton CofE are minutes away in neighbouring villages. The beach at Torcross is just 5 minutes to the East and for any boat lovers, there is a slipway one mile away at Frogmore.

The Property:

1 Robins Field is a beautifully presented four-bedroom detached family home, situated in the sought-after village of Chillington. The property benefits from UPVC double glazing and an air source heat pump, offering both comfort and efficiency.

You are welcomed into a spacious entrance hall, complete with a useful understairs storage cupboard and a convenient cloakroom with WC and vanity basin. From here, the home opens into a generous living room, featuring a bay window to the front and an attractive fireplace with inset electric coal-effect fire, creating a warm and inviting space. Glazed French doors lead through to the dining room, which enjoys direct access to the rear garden via patio doors — ideal for both everyday living and entertaining.

The kitchen is well-appointed with a range of wall and base units, complemented by quartz work surfaces and an inset sink. There is space for a range cooker with extractor above, along with integrated appliances including a dishwasher and wine cooler. A separate utility room provides additional storage and workspace, along with plumbing for appliances, and offers access to both the garden and the integral garage.





Upstairs, the landing provides loft access and includes a built-in airing cupboard. The principal bedroom is a spacious double room with a front aspect and fitted wardrobes with sliding mirrored doors, as well as an en-suite shower room with walk-in shower, vanity basin, and WC. There are two further double bedrooms, both enjoying lovely countryside views, along with a fourth bedroom which is a generous single or small double. The family bathroom is fitted with a white suite comprising a bath with shower over, basin, and WC, with part tiled walls, an obscure window, and a heated towel rail.

The integral garage is fitted with power and lighting, features an up-and-over door, and also houses the hot water system, with additional side access.

Outside, the rear garden is fully enclosed and enjoys attractive countryside views. It is mainly laid to lawn, with a paved seating area and a further side section with a shed. Side access on both sides leads to the front of the property, where there is off-road parking for two vehicles and access to the garage.



Further Information & Services:

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Construction Type: Standard brick/block

Utilities: Mains water and drainage, mains electricity, air source heat pump central heating.

Mobile Coverage: Mobile coverage is available from major providers. Signal strength may vary. (Ofcom)

Broadband Availability: Superfast fibre available (Ofcom)

Flood Risk: According to the Environment Agency, the property is in very low risk flood zone. Buyers are advised to conduct their own due diligence.

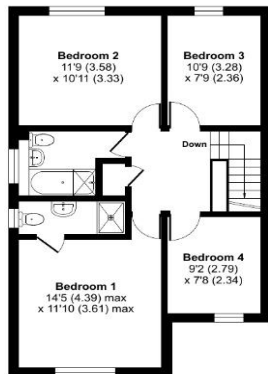
Planning or Development Issues: None known

Restrictive Covenants / Rights of Way: No

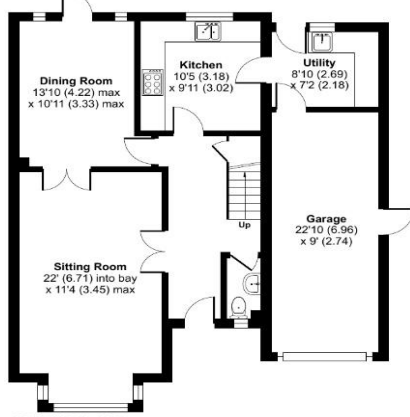
Location Above/Adjacent to Commercial Premises: No

Robins Field, Chillington, Kingsbridge, TQ7

Approximate Area = 1339 sq ft / 124.3 sq m
 Garage = 202 sq ft / 18.7 sq m
 Total = 1541 sq ft / 143 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2023. Produced for Kingsbridge Estate Agents Ltd. REF: 1043984

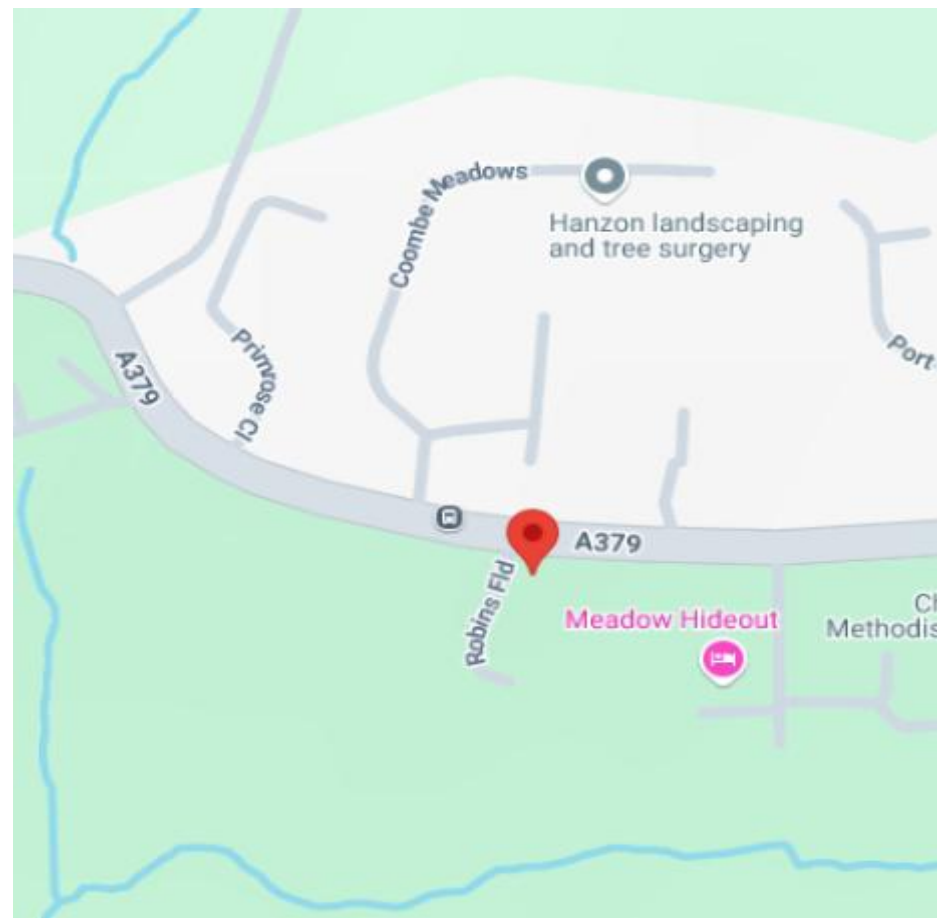


Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



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	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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