



A newly built family home with glorious gardens, lake and fabulous views in the heart of the South Hams' countryside

Ashridge End, Harberton, Totnes, Devon, TQ9 6EW

Guide Price £995,000

Freehold



*Superb living accommodation • 4 bedrooms •
3 bathrooms • Double garage and ample
driveway parking • Beautiful setting with its own
lake and jetty*

Local Information

Ashridge End is situated near the hamlet of Tigley and the villages of Harberton and Dartington. Dartington being the larger village offers an excellent range of amenities including a primary school, a post office/village store, The Cider Press Centre, a popular 12th Century village pub and a filling station. The Dartington Hall Estate with its many cultural attractions is also within the parish. The historic town of Totnes is less than three miles away, and provides a wider range of amenities, including a bustling high street with an eclectic mix of wonderful shops, cafes, pubs and restaurants, KEVICCs secondary school, a leisure centre/swimming pool, main line train station to London, and of course the beautiful River Dart. The A38 Devon Expressway provides links to Cornwall southbound and northbound to Exeter and the M5 motorway.

About this property

Recently built, Ashridge End is a beautifully appointed, architect designed, detached family home in the middle of the rolling South Hams' countryside. Benefitting from underfloor heating throughout, the flexible accommodation is arranged over two floors with the light and spacious entrance hall setting the tone for the house as soon as you step through the front door. The open plan living accommodation really has the "wow factor" and has been designed to offer various a number of sitting, relaxing and dining areas. The sitting room with wood burner is a wonderful, cosy area whilst the sun room with vaulted glazed roof and bi-fold

doors to the balcony maximises the beautiful views over the garden, the lake and the countryside beyond. The well equipped kitchen with central island and walk-in pantry is integrated with a double NEFF oven and induction hob as well as a space for a fridge/freezer whilst the adjoining utility / boot room houses the washing machine and dishwasher. The dining area also benefits from bi-fold doors onto the balcony which is perfect for al fresco dining. In addition, there is a snug / study off the open plan sitting room and a cloakroom on the ground floor. The entrance hall also leads to a ground floor double bedroom with en suite shower room and dressing area. Stairs rise from the entrance hall to the impressive galleried landing with linen / storage cupboards as well as under eaves storage. The first floor offers a lovely principal bedroom with dressing area, en suite shower room and far reaching countryside views. There is a further double bedroom, a single bedroom and a family bathroom on this floor. Outside, the property benefits from a well-established garden which is largely laid to lawn and features a beautiful lake, bordered by trees and shrubs which is a hive of activity for the local wildlife. The private, sweeping drive leads to ample parking as well as a double garage. Off the living accommodation and overlooking the garden and the lake is a wonderful balcony which is perfect for al fresco dining and taking in the views of the surrounding countryside. There are steps from the balcony to access the garden and to the outdoor storage which is below the balcony deck.





Local Authority

South Hams District Council, Totnes

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams Telephone: +44 (0) 1548 800462.

Directions

From the centre of Totnes proceed up the hill along Western Bypass to the traffic lights and take the right hand turning onto Plymouth Road towards Avonwick. Proceed along Plymouth Road for 2.3 miles until you reach Fork Cross. Take the right hand turning and then the right hand fork and immediately take the next right which is marked with a "dead end" sign. Proceed along this road for half a mile until you reach Ashridge End on the right.



Ashridge End, Harberton, Totnes, Devon, TQ9
Gross Internal Area 2405 sq ft, 223.4 m²



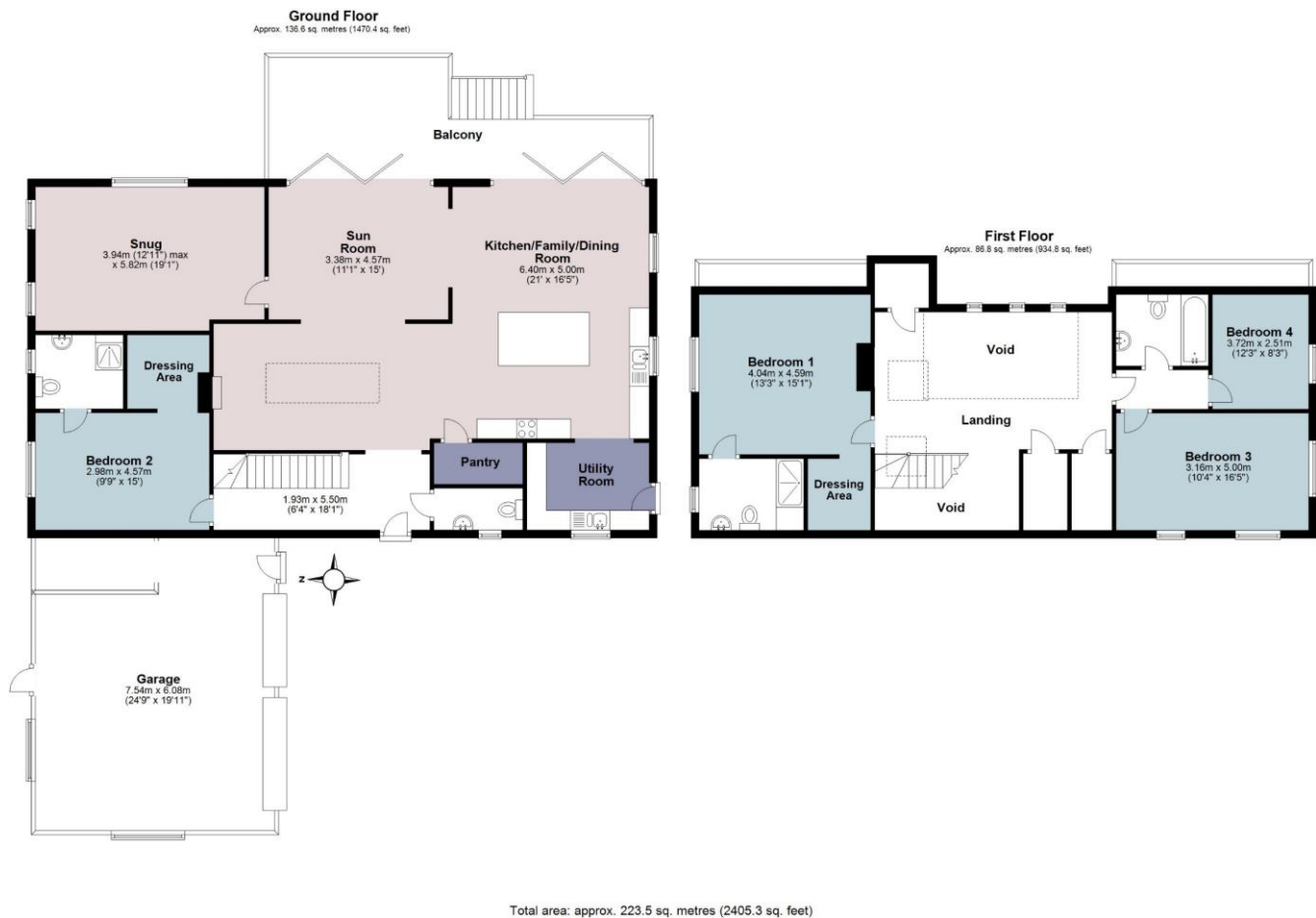
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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