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# SANDERLING HOUSE

KINGSBRIDGE • TQ7 1LB



# SANDERLING HOUSE

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## GROUND FLOOR

Large Entrance Hallway | Bedroom 2 With En-Suite Shower Room | Bedroom 3 With En-Suite Shower Room | Bedroom 4 | Bedroom 5/ Gym | Shower Room | W/C | Utility

## FIRST FLOOR

Open Plan Kitchen/ Living/ Dining Room | Utility Room | Bedroom With Dressing Room And En-Suite Bathroom

## EXTERNAL

Detached Double Garage With Studio Above | Private Driveway | Front Lawn | Front and Rear Patio | Vegetable Patch | Balcony





“A breathtaking detached five-bedroom residence set within a generous plot, enjoying stunning water views and exceptional modern living.”...

Sanderling is an exceptional detached residence, occupying an elevated position in Kingsbridge and commanding breathtaking panoramic views across the Kingsbridge and Salcombe Estuary, with rolling countryside beyond. Architecturally designed with both style and practicality in mind, this striking home has been thoughtfully crafted to maximise natural light, space, and seamless flow throughout, creating a property that is as functional as it is visually impressive.

- Energy-efficient features including an air source heat pump, MVHR ventilation system, solar panels, CAT6 cabling, and integrated surround sound.
- Lift access providing convenience between the ground and first floors
- Walking distance to town with a hopper bus that stops at end of road
- Driveway parking, garage, and a versatile studio space
- Ideally positioned just a short drive from the area’s beautiful beaches







The ground floor offers well appointed accommodation comprising three generous bedrooms, two benefitting from luxurious en-suite bathrooms, while two enjoy direct access to the front terrace. There is also a stylish family shower room, utility room, plant and media stores, cloakroom, and a versatile office/gym or fourth bedroom. A lift provides convenient access to the first floor, where the stunning open-plan living space immediately captures attention. Expansive floor-to-ceiling glazing perfectly frames the spectacular water views, flooding the interior with natural light. The living area is further enhanced by a contemporary log burner. The contemporary kitchen is fitted with premium Neff appliances and complemented by a separate utility room. Sliding doors open onto a substantial balcony, ideal for al fresco dining, entertaining, or simply enjoying the coastal outlook.

The luxurious principal suite provides a private sanctuary, complete with a dressing area and an elegant spa-inspired en-suite featuring a freestanding bath and walk-in shower. Externally, Sanderling continues to impress with beautifully arranged outdoor spaces including a large front lawn, lower terraced garden, and a rear terrace with fire pit and vegetable patch. A detached double garage incorporates a versatile studio above, enjoying far-reaching water views and offering an ideal space for a home office, additional bedroom, or creative studio. The generous driveway provides ample parking for multiple vehicles.

Finished to an exceptional standard throughout, the property benefits from underfloor heating, an air source heat pump, MVHR ventilation system, solar panels, CAT6 cabling, and integrated surround sound, delivering an outstanding combination of luxury, comfort, efficiency, and sustainability.

Sanderling represents coastal living at its very finest.









# KINGSBRIDGE

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Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles



TOTAL APPROXIMATE AREA: 2813.5 SQ FT 261.4 SQ M



Tenure: Freehold

Council Tax Band: G

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Air source heat pump, MVHR ventilation system, solar panels, CAT6 cabling.

EPC: Current A (93) Potential A (94)

Viewings: Very strictly by appointment only

Directions: As you drive along Embankment Road heading out of Kingsbridge, turn left up Warren Road. Continue up the hill before taking the right-hand turning into Warren Road again. At the end there is a private driveway, where Sanderling will be the second property on the left-hand side.

What Three Words: [///paddocks.direction.order](http://paddocks.direction.order)

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