



# 1 HIGHER WARREN ROAD KINGSBRIDGE

£1,100,000  
FREEHOLD

From the moment you arrive, this beautifully refurbished property impresses with its thoughtful design and high-quality finishes. The resin driveway sets the stage, offering both style and practicality with ample parking and a garage. Situated on the sought-after Higher Warren Road, this stunning home is perfectly located within walking distance of local amenities, while enjoying uninterrupted sunlight from dawn till dusk.

- Newly refurbished to a high standard
- 5 well proportioned bedrooms
- Master suite with dressing area and ensuite
- Country and water views
- Private driveway and garage
- Walking distance into the town centre



### Full Description

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As you enter, a spacious and light-filled hallway greets you. To your left, the lounge offers a warm and inviting space to relax, complete with a cosy log burner and large windows that fill the room with natural light.

Moving further into the home, the open-plan kitchen and dining area is the heart of the property. The handcrafted kitchen is both stylish and functional, with premium finishes and an abundance of storage. The dining area, seamlessly connected to the kitchen, features sliding doors that open onto an expansive Millboard decking area, inviting you to extend your living space outdoors.

Step onto the deck and take in the serene views of the private garden. The large lawn, bordered by fencing and a beautiful stone wall.

This spacious home offers an abundance of room, with five generously sized bedrooms that provide flexibility and comfort. The master suite is a true retreat, featuring a dressing area, an ensuite bathroom, and stunning views of the surrounding

countryside and water. Many of the other rooms share these picturesque vistas, enhancing the sense of tranquility throughout the home.

There's also a home office for work or study, as well as a versatile games room that can easily be converted into a sixth bedroom if needed. A well-appointed family bathroom completes the accommodation.

Throughout the property, high-quality materials and finishes elevate the overall aesthetic and functionality. Aluminium windows, engineered oak flooring, and premium fixtures reflect the care and craftsmanship that has gone into every aspect of the refurbishment.

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.

Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating

EPC: Current C (69) Potential C (79)





Viewings: Very strictly by appointment only


Directions: From the promenade continue along Embankment Road turning left onto Highfield Drive. Continue up the hill and follow the road round and down and the property will be on your right.

What three words: ///strategy.fizzle.dusters

**IMPORTANT NOTICE:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.





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

**EPC Rating:**      **Council Tax Band: F**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**CHARLES HEAD**

EST. 1902

EXPERTS IN PROPERTY