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1 HIGHER WARREN

KINGSBRIDGE • TQ7 1LG

1 HIGHER WARREN

GROUND FLOOR

TBC |

FIRST FLOOR

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EXTERNAL

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“A beautifully refurbished home with spacious rooms, premium finishes, stunning views, and expansive outdoor space”...

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





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.

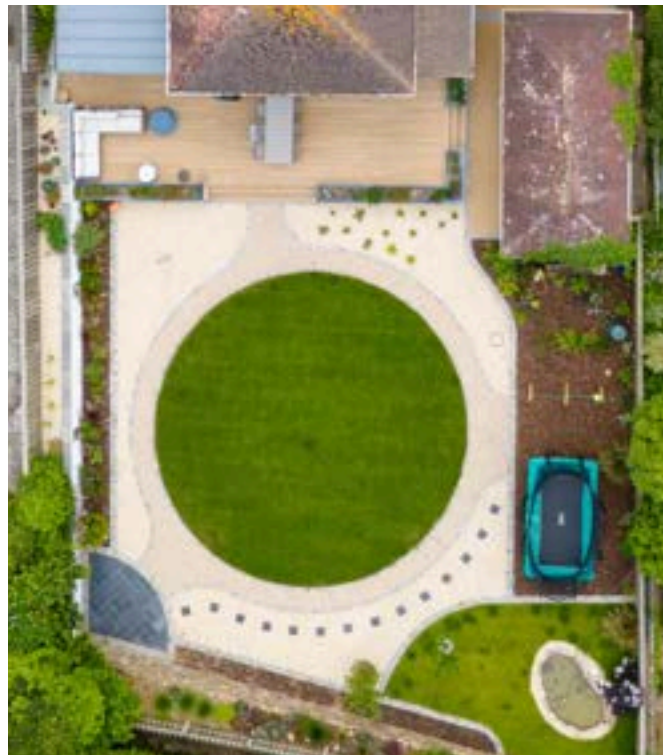
Moving further into the home, the open-plan kitchen and dining area is the heart of the property. The handcrafted kitchen is both stylish and functional, with premium finishes and an abundance of storage. The dining area, seamlessly connected to the kitchen, features sliding doors that open onto an expansive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

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 6.8 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 14.5 miles



TOTAL APPROXIMATE AREA: 2200.2 SQ FT 204.4 SQ M



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](#)

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113 FORE ST, KINGSBRIDGE TQ7 1BG

kingsbridge@charleshead.co.uk

01548 852 352

www.charleshead.co.uk