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20 STENTIFORD HILL

KINGSBRIDGE

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TQ7 1BD



WAGTAILS

GROUND FLOOR

Entrance Hallway | Living/Dining Room | Kitchen | W/C

FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3
Loft Room

EXTERNAL

Private Driveway | Wrap Around Garden



“A well presented and spacious 3 bed with parking and garden”...

Built in 2012, Wagtails is a beautifully designed home situated at the end of Stentiford Hill, offering a rare combination of privacy and convenience. Located on the outskirts of Kingsbridge, this property provides a peaceful retreat while maintaining easy access to local amenities.

- Countryside views
- Driveway parking
- Close proximity to amenities and local schools
- Loft space offering a multi-use space

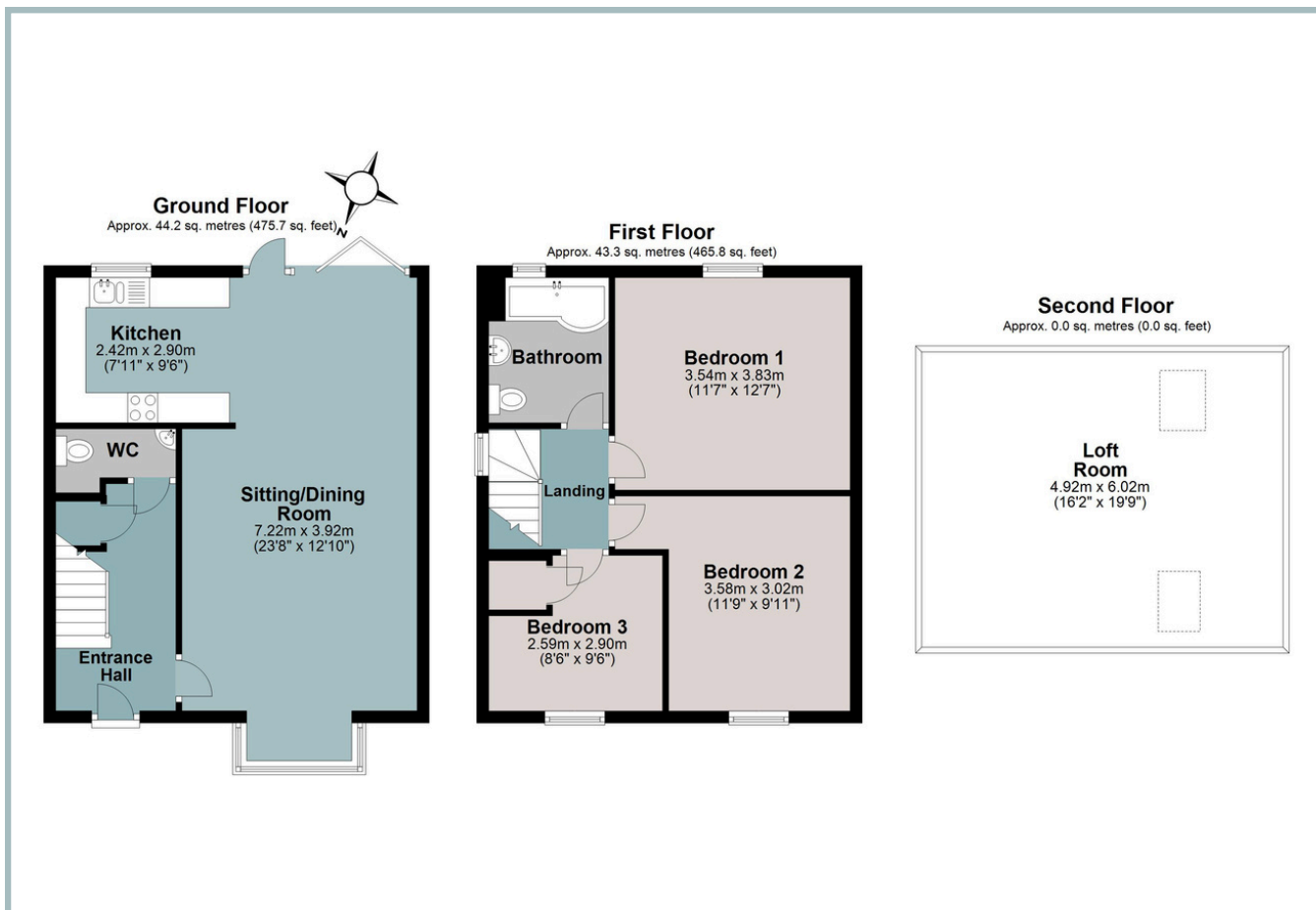
The contemporary interior features a welcoming entrance hallway with storage and a WC, leading into an elegant open-plan living space. A charming bay window seat enhances the lounge area, while brand-new bi-fold doors by the dining area open onto the landscaped rear garden, showcasing breathtaking countryside views. The sleek integrated kitchen is well-equipped with a modern oven, fridge/freezer, and dishwasher, making it both stylish and functional. With dual aspect windows, this space is bathed in natural light.

Completing the ground floor is a W/C

Upstairs, the home offers a well-appointed landing, a modern family bathroom, and three thoughtfully designed bedrooms. Two are generous doubles, while the third is currently used as a stylish home office with built-in storage, cleverly housing a tumble dryer. A unique addition is the versatile loft room, accessed via one of the bedrooms, currently set up as a gym with Velux windows, making it an ideal multi-use space. The outdoor space has been meticulously landscaped for effortless enjoyment, featuring sleek patio slabs throughout, a designated sunbathing area, and dedicated morning and evening entertaining zones. A small lawned section, outdoor shed, and private gated parking for 2-3 cars with intercom access add further convenience. Offering a perfect blend of modern design and turn-key convenience, Wagtails is an outstanding opportunity—whether as a primary residence, a lock-up-and-leave retreat, or a smart investment property.



TOTAL APPROXIMATE AREA: 941.4 SQ FT 87.5 SQ METRES



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113 FORE ST, KINGSBRIDGE TQ7 1BG
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas Central

EPC: Current C (76) Potential B (89)

Viewings: Very strictly by appointment only

Location: 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.

Directions: From our office continue straight up Fore Street and up the hill. As you are starting to leave Kingsbridge the property will be on your right at the end of Stentiford Hill.

What three words: ///staring.soon.upward

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