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KITTIWAKE
SOUTH MILTON • TQ7 3JQ

KITTIWAKE

GROUND FLOOR

Large Entrance Hallway | Living Room | Open-Plan Kitchen/ Dining Room | Utility
Study | Shower Room | Plant Room

FIRST FLOOR

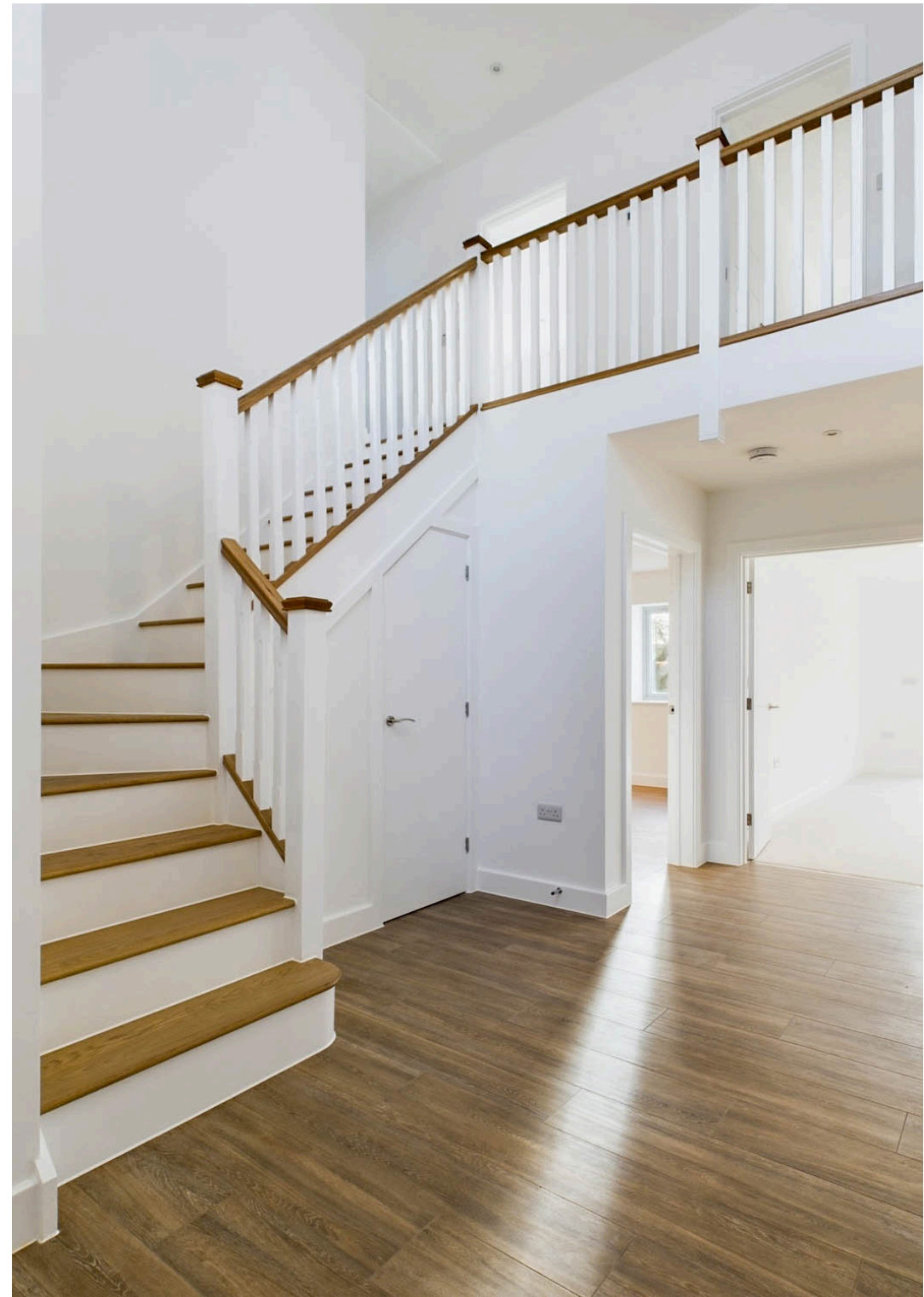
Bedroom 1 With Ensuite Shower Room | Bedroom 2 With Ensuite Shower
Room | Bedroom 3 | Bedroom 4 | Family Bathroom

EXTERNAL

Garage | Driveway Parking For Multiple Vehicles | Large Lawned Garden With
Bridge To Second Lawn | Patio

SUSTAINABLE LIVING

EPC: A | Air Source Heat Pump | Solar Panels | Electric Car Point





“A grand 4/5 bedroom detached property with large garden, integral garage and parking ”...

Kittiwake is an impressive and spacious detached home, thoughtfully designed to combine practicality, elegance, and energy efficiency. The property welcomes you with a porch leading into an entrance hall featuring a striking open-height ceiling and a grand staircase, creating a sense of scale and sophistication.

The open-plan kitchen and dining area is both bright and functional, offering a breakfast bar island, integrated Neff appliances, Silestone (quartz) countertops, complemented by Italian-style wood effect porcelain tile flooring and french doors that open onto the rear garden. Adjacent to the kitchen, the utility room provides additional storage, a side door, and access to the plant room. The large living room has French doors that open onto the patio, seamlessly blending indoor and outdoor spaces. A shower room and a study, which could serve as a fifth bedroom, complete the ground floor layout. The entire ground floor benefits from underfloor heating throughout for year-round comfort.





On the first floor, there are four generously proportioned bedrooms, designed for light and space. The primary and second bedrooms both feature en-suite shower rooms, with the primary bedroom offering an alcove ideal for built-in wardrobes. The remaining two bedrooms are served by a family bathroom. All bathrooms include underfloor heating, adding a touch of luxury. Loft access is available from the landing.

- Substantial grand energy efficient property
- 4 spacious bedrooms with study/bedroom 5
- 10 year build warranty
- Walking distance to beach, golf club and Thurlestone
- Garage and driveway parking for 4/5 vehicles

Externally, Kittiwake features an integral garage with an electric door and rear garden access, as well as ample parking at the front, including a fast charging 22KW electric vehicle charging point. The rear garden is a highlight, with a large patio area, an expansive lawn, and a picturesque bridge leading to a second lawned area adorned with mature trees and bordered by a charming stream.

This home is highly energy-efficient, equipped with an air-source heat pump, solar panels, fibre broadband and an EPC rating of A. It offers versatile living, making it suitable as a primary residence, a lock-up-and-leave property, or an investment opportunity. Each property benefits from a 10-year Build-Zone warranty (from build completion).





SOUTH MILTON

Situated within the South Hams Area of Outstanding Natural Beauty, one of Britain's finest protected landscapes. The proximity to golden sandy beaches and a vibrant community makes Wakeham Farm a prime location. Nestled in the heart of South Milton village, these homes offer both seclusion and convenience with a private driveway leading to the estate and adjacent parking. Enjoy countryside walks and coastal living with a short stroll to South Milton Sands.

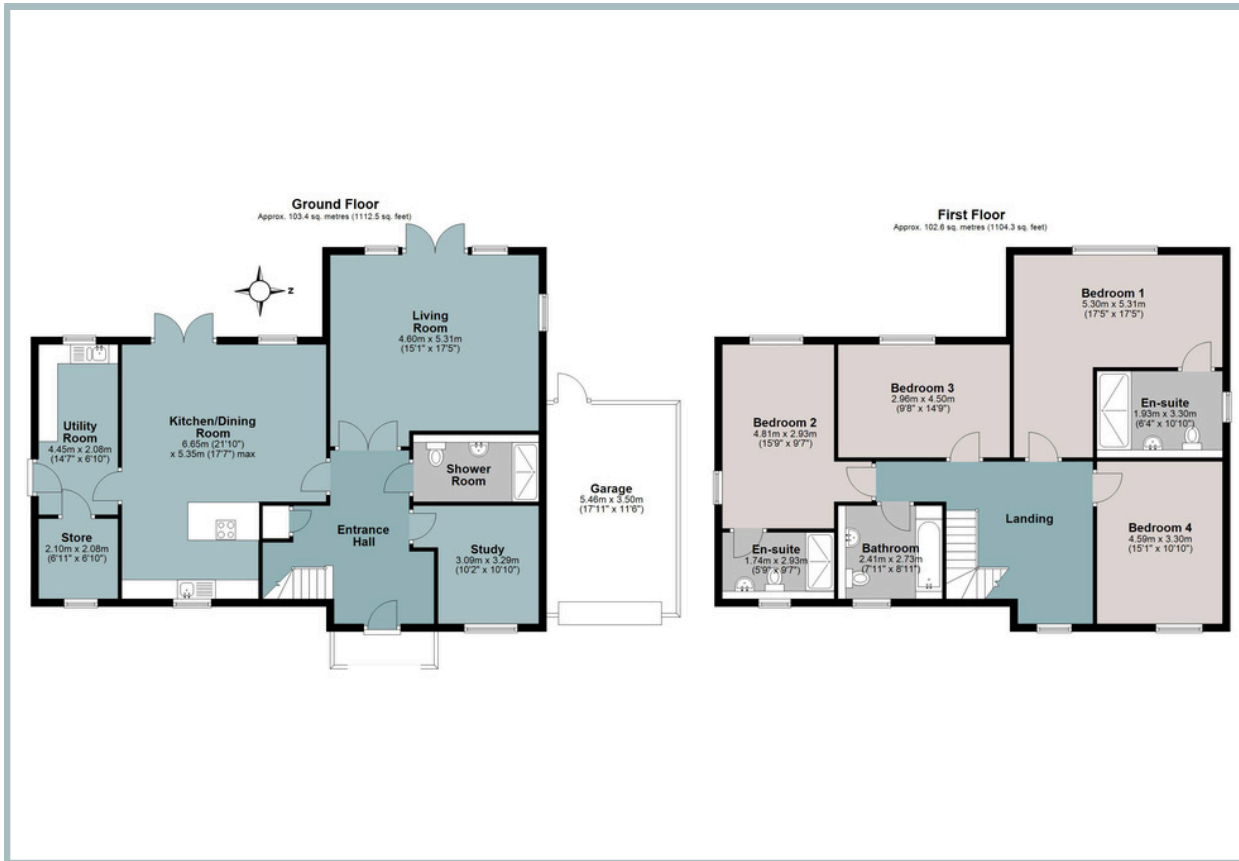
Your home will be just minutes from the nearby village of Thurlestone, which boasts an 18-hole golf course on the South West Coast Path, tennis clubs, the awardwinning spa at Thurlestone Hotel, a village inn, shop and post office.

Head towards South Milton Sands to find The Beach House, a laid back foodie destination just yards from the beach. In the summer, enjoy beach activities and pop-up Rock Box events. Less than 5 miles away is Salcombe, the well renowned coastal town, offering fantastic eateries, sailing and yacht clubs, sandy beaches, and a picturesque harbour. A short drive to the bustling market town of Kingsbridge, with its friendly atmosphere and wide range of independent traders, national retailers and numerous amenities. South Milton is perfect for those seeking a semi-rural lifestyle, conveniently close to beaches and town life. It is only 30 minutes from the A38 Devon Expressway and Totnes Train Station.

Salcombe 4.9 miles - Totnes 15 miles (Railway link to London Paddington) - Kingsbridge 3.5 miles



TOTAL APPROXIMATE AREA: 2090 SQ FT 194.2 SQ METRES



Tenure: Freehold

Council Tax Band: TBC

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Air Source Heat Pump (ASHP), Solar PV Panels, Fibre Broadband, 22KW car charging point.

Service Fee: TBC

EPC: A

Viewings: Very strictly by appointment only

Directions: As you enter the village of South Milton, drive through passing the village hall on your right hand side. A couple hundred yards you will see a sign on your right hand side of Wakeham Farm. Drive up into the estate and you will find the new homes on your left hand side.

What Three Words: [///wound.montage.helpfully](https://www.what3words.com/#!/en/wound.montage.helpfully)

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