



# Orchid Cottage • Sherford



Introducing Orchid Cottage, an exquisite first floor apartment nestled within the prestigious Stancombe Manor estate. This charming property offers an inviting single-level layout, allowing for effortless living and a seamless flow of space.

As you step into the property, you'll be greeted by a captivating open plan design encompassing the kitchen, dining, and living area. The kitchen has wall and floor cabinets, providing ample storage for all your culinary needs. A freestanding fridge/freezer and electric cooker complete the ensemble.

Moving through, you'll discover the master bedroom, a serene retreat designed with your comfort in mind. This peaceful haven features built-in wardrobes and cupboards, offering a stylish and practical solution for your storage requirements.

The bathroom is conveniently accessible from both the bedroom and the living area, allowing for utmost convenience and privacy. With two separate entrances, this thoughtfully designed space ensures that you and your guests have easy access whenever needed.



## A well presented apartment with use of tremendous communal facilities.

But the wonders of Orchid Cottage extend beyond its walls. As a resident, you'll have the exclusive privilege of enjoying the remarkable communal facilities available within the Stancombe Manor estate. Engage in friendly matches on the tennis court, challenge your friends to a game in the well-appointed games room, or simply bask in the beauty of the meticulously maintained gardens. And on those hot summer days, take a refreshing dip in the indoor sparkling swimming pool, an oasis of relaxation and rejuvenation.

To ensure the continuous upkeep of these incredible amenities, a service charge is in place. This convenient arrangement covers the cost of maintaining all communal facilities, allowing you to fully indulge in the luxurious lifestyle offered by Stancombe Manor.

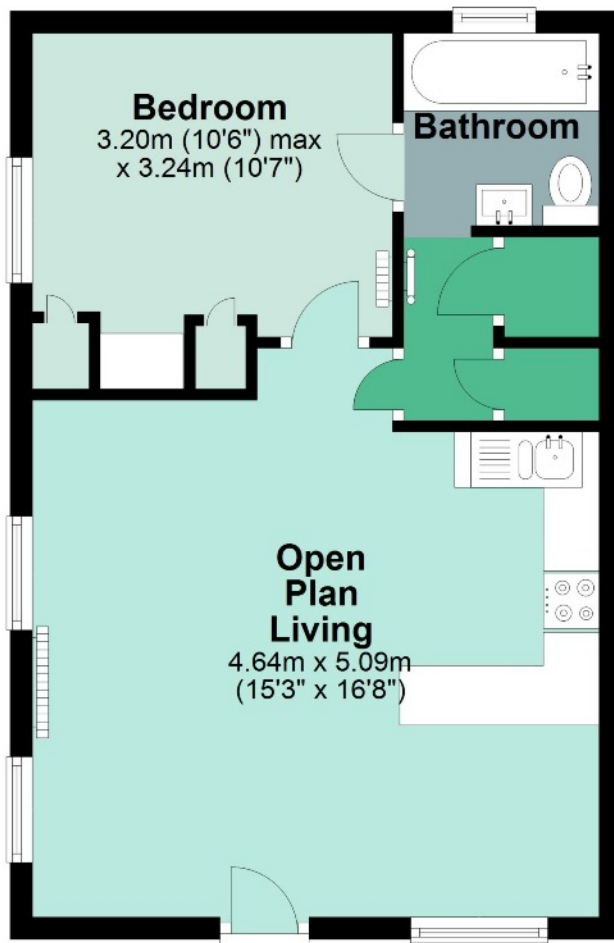
Discover the epitome of refined living at Orchid Cottage, where modern comforts harmoniously blend with an idyllic estate setting. Don't miss your chance to make this remarkable residence your own, book a viewing today.



# CHI

## First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



Total area: approx. 40.4 sq. metres (435.2 sq. feet)

**Tenure:** Leasehold of 999 years

**Local Authority:** South Hams District Council

**Services:** Mains electricity, water and private drainage

**Directions:** From Kingsbridge take the A379 Dartmouth road and on reaching Frogmore take the left signposted Sherford just after the village hall. Continue through the village and follow the lane up the hill. At the cross roads take the right and follow down the lane. Stancombe Manor is on the right hand side with Orchid Cottage located in the block of apartments by the car park.

**Notes:** The property cannot be a main residence.

**Viewings:** Very strictly by appointment only.

*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+)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			