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CHARLES HEAD

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EXPERTS IN PROPERTY



8 Sheplegh Court • Blackawton

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Nestled within the tranquil and prestigious Sheplegh Court estate, 8 Shepley Court stands as a beacon of timeless elegance, seamlessly marrying historic charm with modern comfort.

Stepping into the communal hallway is akin to stepping into a portal of refined sophistication. Adorned with exquisite period features, it sets the stage for the opulence that lies beyond. The meticulously designed layout of the apartment reveals itself, boasting two generously sized bedrooms, a tastefully appointed bathroom, and an open-plan living space that effortlessly intertwines the kitchen, dining, and living areas guided by the classic sash windows and high ceilings, painting each corner with a gentle touch of natural light. Yet, what truly sets 8 Shepley Court apart is its harmonious relationship with the surrounding outdoors. Gaze through these windows, and be captivated by the breathtaking views of lush greens and tranquil woodlands.

The grandeur of living here extends beyond its boundaries. Immerse yourself in an array of remarkable communal facilities that beckon to enhance your lifestyle.



Introducing 8 Shepley Court: A Grand Country House Apartment of Unparalleled Charm

An indoor heated swimming pool invites relaxation, while an outdoor heated counterpart offers serenity under the open sky. A soothing sauna whispers promises of rejuvenation, while a snooker room delights with its classic charm. For the active at heart, well-maintained tennis and table tennis courts invite friendly competition. All of this unfolds within an expansive 22-acre estate, offering a sanctuary where leisure intertwines with tranquility.

Practicality finds companionship with luxury as allocated parking and visitor parking provide convenience for all residents. The future is embraced with the possibility of an electric car charging point, a nod to modern sustainability needs that align seamlessly with progressive living.

8 Shepley Court offers versatility. Whether you envision a rewarding investment, a respite from the ordinary as a holiday let, or a permanent embrace as your primary residence, this apartment adapts to your every desire. Nestled within the esteemed Shepley Court estate, it gifts a sense of exclusivity and belonging to a community that cherishes privacy yet celebrates shared experiences.



Tenure: Leasehold of a remainder of 999 years from 1988.

Services: Main electricity, private water and drainage. Electric heating

Service fees: £189.85 per month, which includes ground rent, fresh water & sewage, building insurance, common ground+building maintenance.

Viewings: Strictly by Charles Head only.

Directions: From Kingsbridge, head towards Dartmouth on A381 and continue until Totnes Cross and take the Right turning into A3122. Continue along the road and take the right at Oldstone Cross signed posted 'strete, slapton and torcross'. Continue down the road and take a right at Cotterbury junction towards 'Bow and Milcombe. Follow the road, passing over the bridge and up the hill. The entrance to Shepley Court will be on your right hand side.

Ground Floor

Approx. 51.6 sq. metres (555.2 sq. feet)



Total area: approx. 51.6 sq. metres (555.2 sq. feet)

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		82
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			