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19 BUTT PARK

STOKENHAM • TQ7 2SH

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GROUND FLOOR

Entrance Hallway | Kitchen / Dining Room | Living Room | Large Conservatory |
Side Hallway to Double Garage | WC | Bedroom 4 | Bedroom 5

FIRST FLOOR

Landing | Bedroom 1 with En-Suite | Bedroom 2 | Bedroom 3 |
Family Bathroom

EXTERNAL

Wrap-around Garden | Paved Courtyard | Small Pond | Greenhouse | Large Private
Driveway | Multiple Seating Areas | Mature Planting





“A spacious modern property full of exciting potential positioned in a beautiful plot”...

Discover 19 Butt Park, a substantial five-bedroom detached property nestled at the end of a cul-de-sac in the highly sought-after village of Stokenham. This impressive home is set on one of the largest plots in the cul-de-sac and offers a unique blend of space, privacy and potential.

- No onward chain
- 2800 Sq Ft
- Highly desirable refurbishment project
- Large plot
- Village location
- Local school and pub
- Close to beaches
- Large 3-4 car driveway





Stepping inside the large hallway introduces you to the generous ground floor layout. The spacious kitchen / dining room boasts fully fitted units, ample worktop space, Britannia range cooker with electric hob and breakfast bar. There is convenient access to a side hallway to the double garage and expansive conservatory.

The light filled living room features a log burner and bi-fold doors that open onto the conservatory, creating an incredible open-plan living space. The sizeable conservatory is equipped with built-in blinds and French doors to the rear garden and serves as a highly versatile area. Also on the ground floor is a downstairs toilet and two double bedrooms, one with a sliding patio door to the front garden.

The wooden staircase leads to the first floor, where the master bedroom awaits with an en-suite shower room, fitted wardrobes and triple aspect windows that flood the room with natural light. The landing leads to the family bathroom and two additional bedrooms with built-in wardrobes, one offering stunning sea and country views.

The rear garden is private and thoughtfully designed with unique areas to enjoy from sunrise to sunset. Mostly laid to lawn with mature shrubs and trees, it features a charming bamboo area and paved courtyard with a small pond, perfect for alfresco dining or evening relaxation. The front garden is beautifully lawned with a private driveway for three to four cars and a double garage. A southerly suntrap to the side currently houses a greenhouse, ideal for a vegetable patch.

The property is empty with no onward chain. We strongly recommend viewing this property if you are considering this location. The property does not come across in its true size until on-site.



STOKENHAM AREA

This charming village is popular for its proximity to Torcross, Slapton and Chillington, offering a perfect combination of community and convenience. Stokenham's appeal includes its renowned local spots, such as The Church House Inn (sister pub to The Cricket Inn in Beesands), a favorite among locals for socialising and dining. Nearby Chillington boasts a vibrant community with a health center, post office, hairdresser, gym and local store shop. With numerous beaches at your doorstep, this location is ideal for year-round coastal walks. The nearby Stockenham Farm Shop offers fresh, local produce, cafe and a variety of indepent shops, ensuring you have everything you need in this idyllic village setting.

One of the village's notable features is its close proximity to Slapton Beach, a stunning stretch of coastline just a short distance away. This beach, known for its shingle and crystal-clear waters, forms part of the South Devon Area of Outstanding Natural Beauty and is adjacent to the Slapton Ley National Nature Reserve.





TOTAL APPROXIMATE AREA: 268.16 METRE SQ (2886.43 SQ FEET)



Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

Services: Main electrics, water and drainage. Oil fired central heating

EPC: D

Viewings: Very strictly by appointment only

Directions: From Kingsbridge Quay, take the A379 road to Dartmouth, go through the villages until you get to Stokenham. At the roundabout take the first left into Kiln Lane. Follow the road around the bend and take the first right into Butt Park. Continue all the way down and 19 will be at the very end of the cul de-sac.

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113 FORE ST, KINGSBRIDGE TQ7 1BG

kingsbridge@charleshead.co.uk

01548 852 352

www.charleshead.co.uk