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OWLS RETREAT

KINGSBRIDGE

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TQ7 1RJ



6 WASHABROOK WAY

GROUND FLOOR

Entrance Hallway | Kitchen | Open-Plan Living/Dining Room | W/C |
Dining Room/Snug

FIRST FLOOR

Bedroom 1 With En-Suite | Bedroom 2 | Bedroom 3 | Bedroom 4 |
Shower Room

EXTERNAL

Driveway | Garage/Store | Terrace | Decked Area



“ A spacious 4 bedroom property with garden and parking”...

Owls Retreat is a well-proportioned detached home set in a sought-after residential area on the outskirts of Kingsbridge. Offering spacious and versatile living within a friendly community.

- Bright open-plan kitchen, living, and dining area with terrace access and feature fireplace
- Versatile additional room ideal as an office, snug, or fifth bedroom
- Four bedrooms, including an en-suite and one with fitted wardrobes
- Tiered garden with countryside views

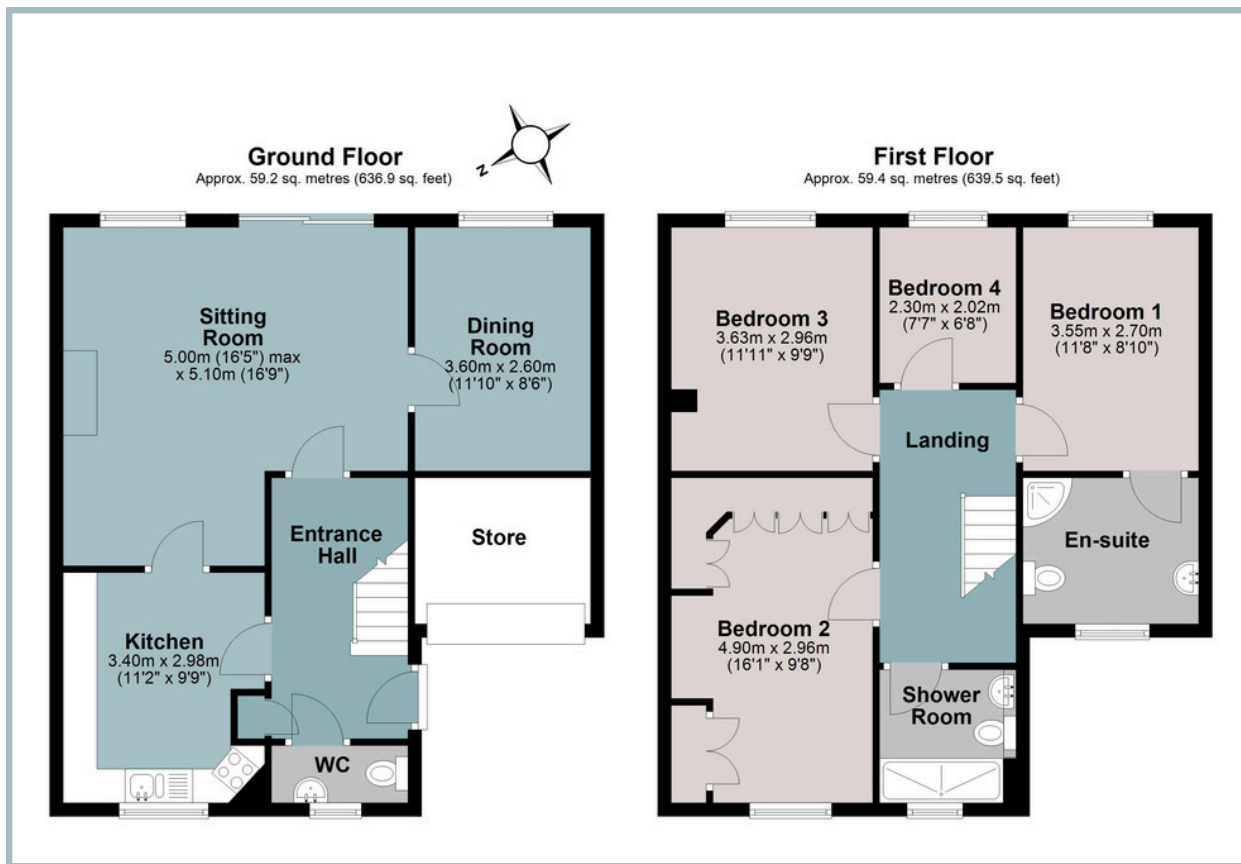
A central entrance hallway welcomes you in, with a convenient cloakroom/WC to one side. The well-equipped kitchen flows into a bright and airy open-plan living/dining room, filled with natural light from a large window and French doors that open onto a terrace. A feature fireplace adds a cosy focal point, perfect for cooler evenings. Adjacent is a flexible room that could serve as a home office, snug, playroom, or fifth bedroom.

Upstairs, there are four bedrooms—one with an en-suite shower room and another with fitted wardrobes—plus a separate main shower room.

Outside, the front lawn and driveway provide curb appeal and practicality, while the generous rear garden offers ideal spaces for dining, entertaining, or simply enjoying the views. Whether you're upsizing, downsizing, relocating, or investing, Owls Retreat offers a rare opportunity to enjoy privacy, space, and charm in a truly desirable setting



TOTAL APPROXIMATE AREA: 118.6 SQ METRES 1276.3 SQ FT



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Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Gas Central Heating.

EPC: Current D (58) Potential B (81)

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 turn right down Duncombe Street, then take the next right onto Church Street. Follow Church Street and turn left onto Ebrington Street. Take the next left into Saffron Park. Continue uphill, then turn right onto Becketts Road, followed by a left onto Kenwith Drive, which leads into Washabrook Way. No. 6 will be on your right as you go down the hill.

What Three Words:///bloom.breathy.beard

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