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REDWING  
SOUTH MILTON • TQ7 3JQ

# REDWING

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## GROUND FLOOR

Large Entrance Hallway | Living Room | Open-Plan Kitchen/ Dining Room | Utility  
Study / bedroom 4 | Shower Room

## FIRST FLOOR

Bedroom 1 With Ensuite Shower Room | Bedroom 2 | Bedroom 3 | 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 detached 3/4 bedroom energy efficient property with large garden”...

Redwing is a thoughtfully designed detached property with a well-proportioned layout, offering versatile living spaces and energy-efficient features. The property opens to an entrance porch leading into a welcoming hallway, which provides access to a plant room. To the left, double doors lead into a spacious living room with French doors that open onto the patio and garden, creating a bright and inviting atmosphere. To the right, the open-plan kitchen and dining area is both practical and stylish, featuring integrated Neff appliances, Silestone (quartz) countertops, complemented by Italian-style wood effect porcelain tile flooring and French doors leading to the rear garden. A convenient storage cupboard is also accessible from this area.

Adjacent to the kitchen is a study, offering flexibility to function as an additional fourth bedroom. A shower room is located next to the study, while a utility room with storage, space for a washing machine, and external side access complete the ground floor. The ground floor benefits from underfloor heating throughout for added comfort.







On the first floor, there are three well-proportioned bedrooms, each thoughtfully designed. The primary bedroom includes an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Loft access is available from the first-floor landing.

- Energy efficient with EPC A
- 3 spacious bedrooms with study/bedroom 4
- 10 year build warranty
- Walking distance to beach, golf club and Thurlestone
- Garage and driveway parking

Externally, Redwing features an integral garage with an electric door and rear garden access, as well as ample parking at the front with an electric charging point. The rear garden is a standout feature, comprising a large patio area, a spacious lawn, and a picturesque bridge leading to a second lawned area with mature trees, separated by a charming stream.

This property is highly energy-efficient, equipped with an air-source heat pump, fibre broadband, solar panels, fast charging 22KW car point and an EPC rating of A.

Redwing is suitable for various uses, including as a main 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

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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.

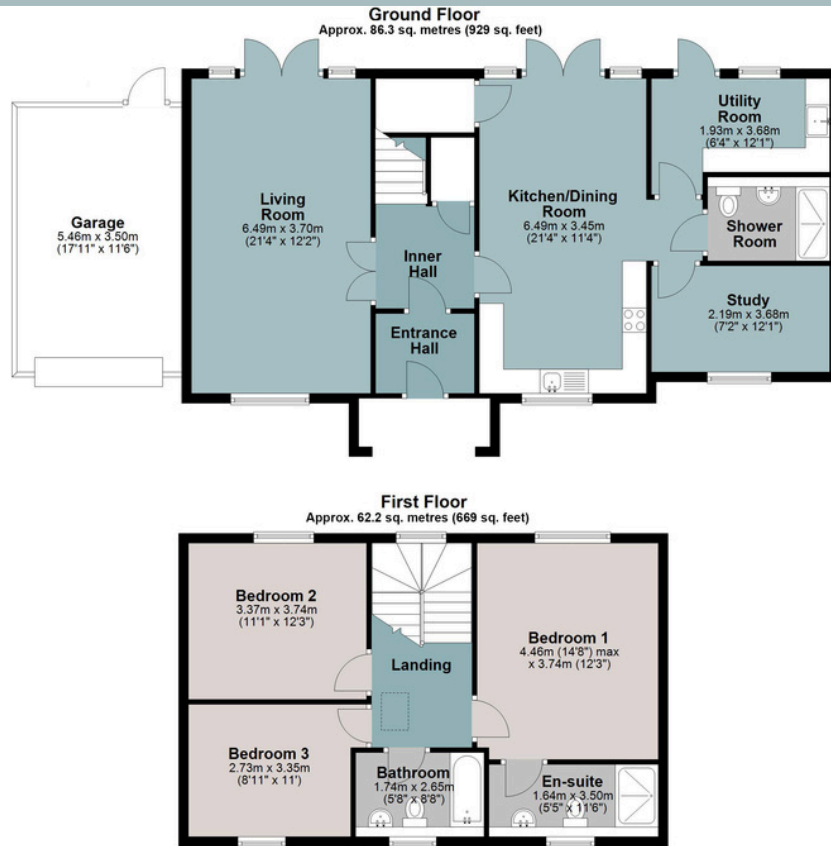
Your home will be just minutes from the nearby village of Thurlestone, which boasts an 18-hole golf course on the South West Coast Path, tennis clubs, the awardwinning spa at Thurlestone Hotel, a village inn, shop and post office.

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: 1598 SQ FT 148.5 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

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113 FORE ST, KINGSBRIDGE TQ7 1BG

kingsbridge@charleshead.co.uk

01548 852 352

www.charleshead.co.uk