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6 HIGHFIELD DRIVE

KINGSBRIDGE • TQ7 1JW

6 HIGHFIELD DRIVE

GROUND FLOOR

Large Entrance Hallway | Open-Plan Kitchen/ Dining Room | Utility | W/C | Store

FIRST FLOOR

Sitting Room | Study | Study | Bedroom 1 With En-Suite And Balcony | Bedroom 2 With Balcony | Bedroom 3 | Shower Room

SECOND FLOOR

Bedroom 4/ Art Room

EXTERNAL

Large Driveway For Multiple Vehicles | Rear Garden | Garden Store





“A detached 4 bed property with water and countryside views along with a private driveway for multiple vehicles”...

Situated in a prime location within walking distance of local amenities, the estuary, and schools, 6 Highfield Drive is a distinctive detached residence offering a unique and characterful layout.

- Two spacious bedrooms with private balconies & water views
- Potential to modernise and create your dream home
- Driveway Parking For Multiple Vehicles
- No onward chain
- Walking distance to amenities





Upon entering the property, you're welcomed by a spacious hallway featuring a large storeroom and additional built-in storage. A step leads up into a generously sized kitchen, centred around an oil-fired AGA that adds warmth and character, making it the heart of the home.

Just off the kitchen is a practical utility room, WC, further storage cupboards, and a convenient side entrance. Stairs rise to the first-floor accommodation, unveiling expansive and versatile living spaces. The first floor includes a large living room with access to the garden, a study also opening onto the garden, an office, and a rear porch.

Bedroom one boasts built-in storage, an en-suite shower room, water views, and a private balcony. Bedroom two also enjoys water views and its own balcony. Completing the floor is a single bedroom, a main shower room, an airing cupboard, and useful eaves storage.

Adding to the home's charm, stairs from the landing lead to a delightful art room or fourth bedroom, complete with garden views—enhancing the property's character and flexibility.

Externally, the property offers a spacious parking area for multiple cars or boat storage, an attached greenhouse/storage space, and a well-sized rear garden featuring a patio, mature shrubs, and seating areas.

This one-of-a-kind home offers exciting potential but would benefit from modernisation to meet contemporary tastes. Viewing is highly recommended to fully appreciate the character and possibilities this property has to offer.





KINGSBRIDGE

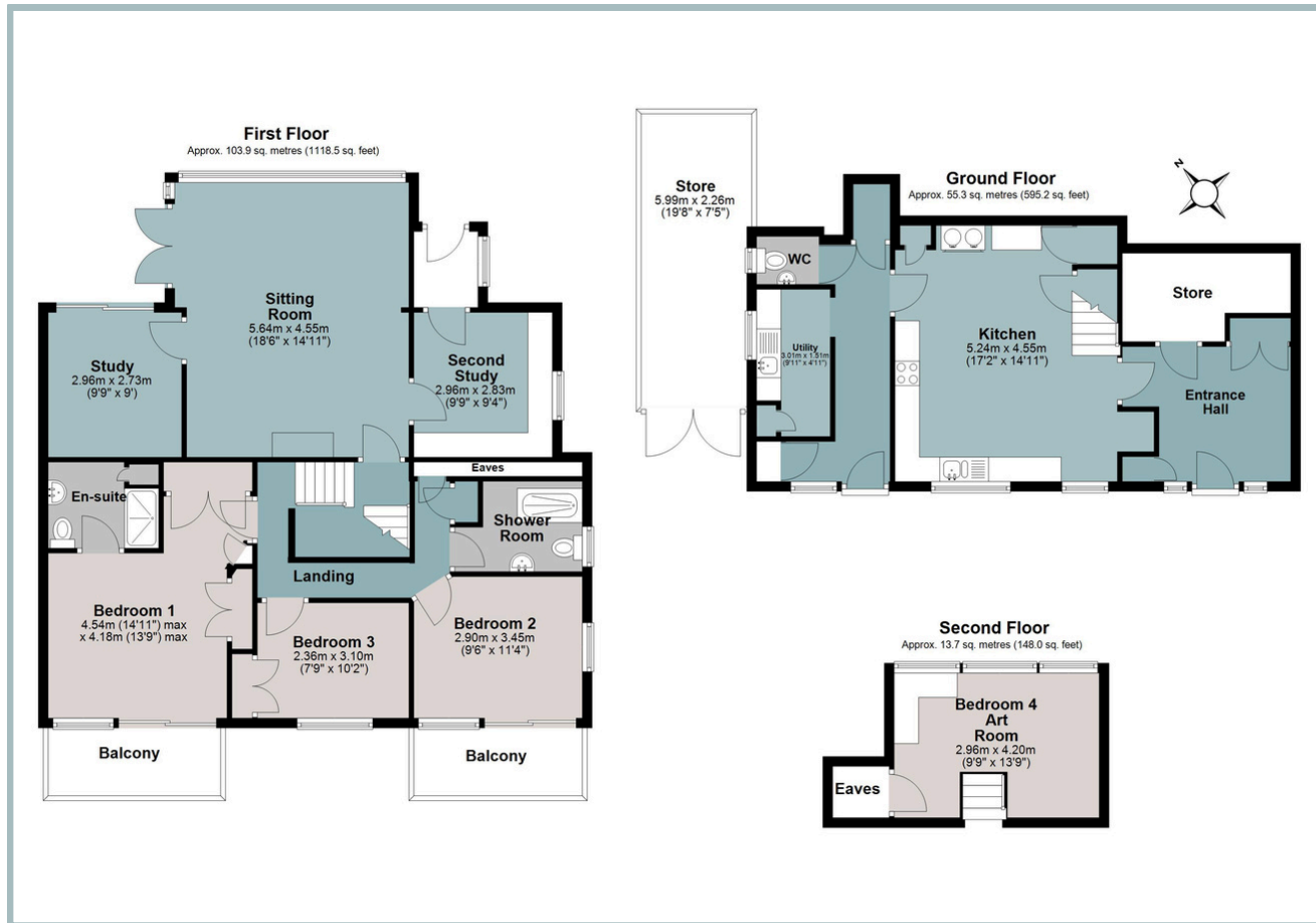
Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, 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.

Salcombe 6.8 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 14.5 miles



TOTAL APPROXIMATE AREA: 2014.9 SQ FT 187.2 SQ M



Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

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

EPC: Current C (72) Potential B (81)

Viewings: Very strictly by appointment only

Directions: From the centre of Kingsbridge take the exit towards The Embankment along the estuary. Turn left into Highfield Drive and continue up the hill. No.6 will be on your left.

What Three Words: ///meaning.valued.magpie

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