

# REEVES HOUSE

## BRIXTON



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COASTAL, TOWN & COUNTRY





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## Reeves House | Brixton | Plymouth | Devon | PL8 2AY

A contemporary 3/4 bedroom single-storey home designed by Ayres Haynes Architects, offering exceptional lateral living, high-specification finishes, panoramic countryside views, and seamless indoor-outdoor flow into the beautifully landscaped gardens. Spacious Driveway. Integral Garage.

### Mileages

Plymouth (shops / restaurants) - 5.3 miles, A38 - 5.5 miles,  
Exeter - 41.9 miles, Foxhound Pub - 0.1 miles, Ben's  
Farmshop - 1.5 miles, Wembury Beach - 4.3 miles

(All mileages are approximate)

### Accommodation

Open Plan Kitchen / Sitting / Dining Room,  
Bedroom with En-Suite, Two Bedrooms,  
Jack & Jill Shower Room, WC, Office / Fourth Bedroom,  
Garage, Patio, Garden

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### Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



## Reeves House

"This is not just a house it's a complete  
way of life."



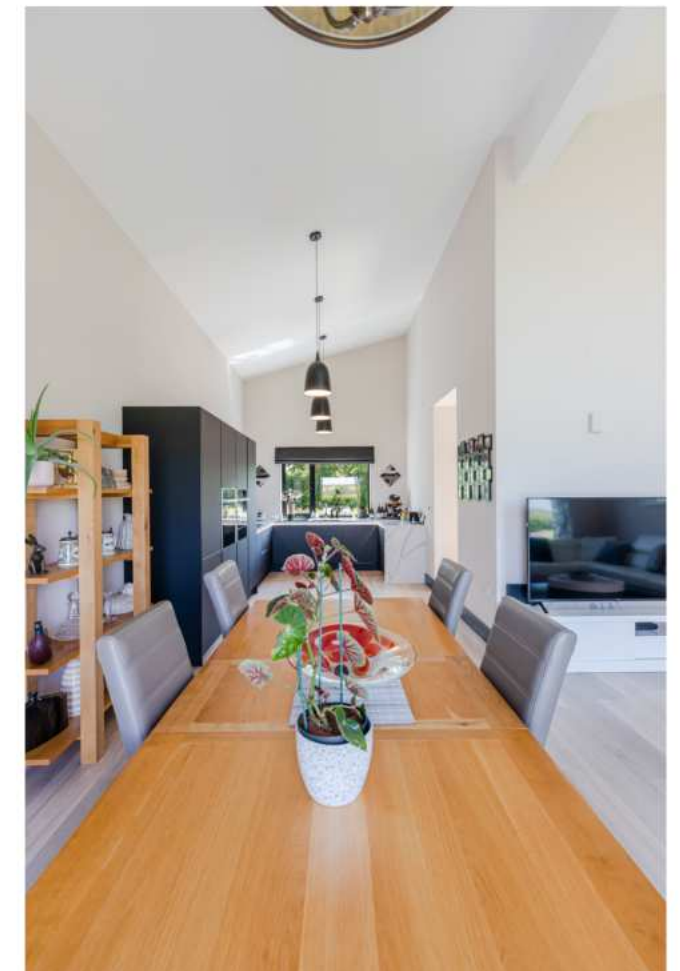
Set discreetly on the edge of Brixton village and surrounded by rolling South Hams countryside, Reeves House presents a rare blend of contemporary architecture, refined interiors, and everyday functionality. This exceptional lateral living home was completed in 2023 to an exacting standard, with an emphasis on clean design, comfort, and thoughtful detail. Designed by the acclaimed Ayres Haynes Architects and nominated for the Devon Building Control Partnership Award, the house is every inch the modern country retreat.

A strong architectural form, softened by natural materials and landscaped surroundings, sets the tone on approach. The exterior combines rendered concrete block with Greencoat PLX powder coated steel. A front door opens beneath a covered entranceway into a light filled entrance hall. Glazing above floods this welcoming space with natural light, establishing a calm and airy atmosphere that continues throughout.

The home unfolds across a single storey with an effortless sense of flow. A generous open plan living space lies at its heart, where high vaulted ceilings and expansive picture windows give an uplifting sense of volume. Bifold doors frame almost 180 degree views across the open countryside to the rear and open directly to the porcelain tiled terrace and garden beyond. Inside, the living and dining areas are grounded by Karndean flooring and centre around a beautifully designed kitchen by System Six, where sleek cabinetry is paired with quartz worktops and splashbacks. Throughout the home, carbon fibre door handles provide a tactile reminder of the exceptional specification and attention to detail found in every element of the design. Discreet LED task and mood lighting enhances the kitchen, casting a warm, ambient glow for entertaining while providing bright, efficient illumination for food preparation. This thoughtful lighting design elevates both the functionality and atmosphere of the space, complementing the clean architectural lines and high spec finishes, including a full height fridge and freezer, induction hob, warming drawer, Neff combi oven with microwave and grill, eye level Neff oven with hide n slide door, and dishwasher.

This home is more than just stylish—it is built for comfort and performance. Underfloor heating runs throughout, controlled thermostatically in each room, and a Mechanical Ventilation with Heat Recovery system ensures year round efficiency and air quality. The same attention to detail extends into the substantial integral garage, which also benefits from underfloor heating, a Hörmann electric garage door, a useful utility area fitted with a stainless steel sink unit with mixer tap, space for a tumble dryer, pressurised water system and Ideal combi boiler. A fully boarded and carpeted loft provides excellent additional storage.

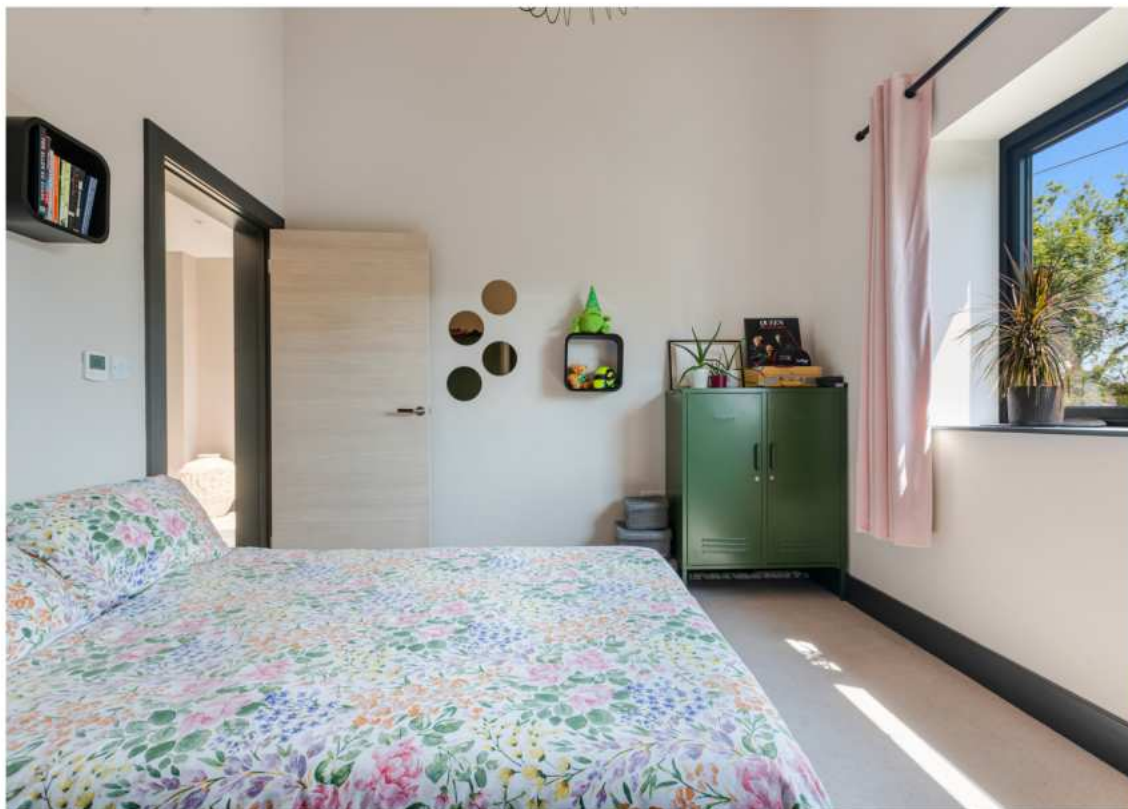
The sleeping accommodation is well considered, comprising three double bedrooms and a flexible fourth bedroom or study. The principal suite has been designed as a private retreat, complete with countryside views, a dedicated dressing area with built in wardrobes, and an ensuite shower room with heated towel rail. Two further bedrooms share a Jack and Jill bathroom, both enjoy premium Porcelanosa fittings, heated towel rail, large format tiling, and rainfall and waterfall showers. A guest WC, also finished in Porcelanosa, sits discreetly off the entrance hall.











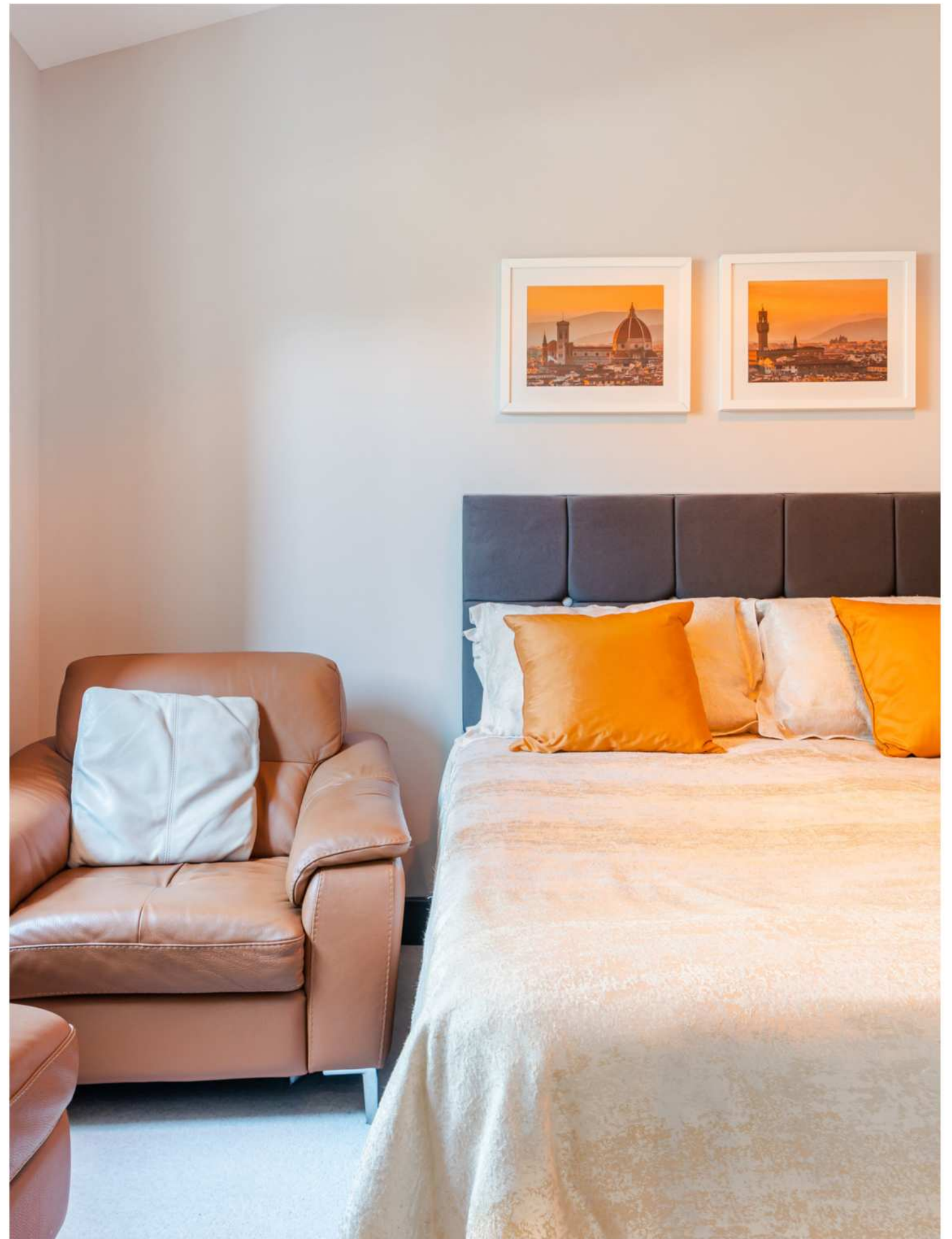
Outside, the garden has been carefully landscaped to echo the home's refined character and accentuate the stunning countryside views. Broad porcelain tile patio and paving run along the rear elevation, bordered by raised beds, and steps out to a level lawn enclosed by hedging and mature planting. To the front, a very spacious tarmacadam private driveway offers ample parking, access to the garage, an EV charging point, and access to the rear garden while a secluded morning terrace offers a peaceful spot for coffee in the sun.

### Key Features

- Striking contemporary single-storey home, designed by award-nominated Ayres Haynes Architects
- Completed in 2023 to an exacting standard, offering lateral living with seamless flow and abundant natural light
- Elegant open-plan living space with vaulted ceilings, picture windows, and panoramic countryside views
- High-spec System Six kitchen with quartz surfaces, High quality appliances and integrated LED task and mood lighting
- Three double bedrooms, including a luxurious principal suite with dressing area and Porcelanosa-finished en suite
- Underfloor heating throughout, thermostatically zoned, plus MVHR system and ultrafast broadband
- Beautifully landscaped gardens with porcelain-tiled terrace, raised beds, and generous private parking
- Integral garage with underfloor heating, Hörmann electric door, utility area and carpeted loft storage above

















## Property Details

### Services

**Mains gas, electricity and water.** Underfloor heating throughout powered by gas-fired Ideal combi boiler located in the garage, plus MVHR Ventilation System (Mechanical Ventilation with Heat Recovery) located in loft above Bedroom 3. **Private Drainage:** Klargestar hydro clear sewage treatment plant, installed 2023 shared with neighbouring property and located mainly in that property's rear garden and under adjoining boundary.

**Broadband and mobile signal:** Zappi Eco smart 7kW EV charging point.

**Parking:** Ample driveway parking plus substantial garage.

**Construction:** Built in 2023 of concrete block with render and Greencoat PLX powder coated steel with standing seams.

Remainder of 10-year Buildzone warranty. Nominated for Devon Building Control Partnership Award> Expiry: 13.06.2033

### EPC Rating:

Current: B - 81, Potential: B - 90, Rating: B

### Council Tax:

Band F

### Tenure:

Freehold

### Authority Directions

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

From Plymouth take the A379 Kingsbridge Road leading out of the City. Pass through Elburton proceeding towards Brixton. When reaching the outskirts of the village by the petrol station and garage Hilltop Cottage Lane will be approximately 200 meters on your left hand side. Once you have turned into the lane, Reeves House is another 100 meters on your left.

### Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

### Viewings

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers  
Office Tel: 01752 873311







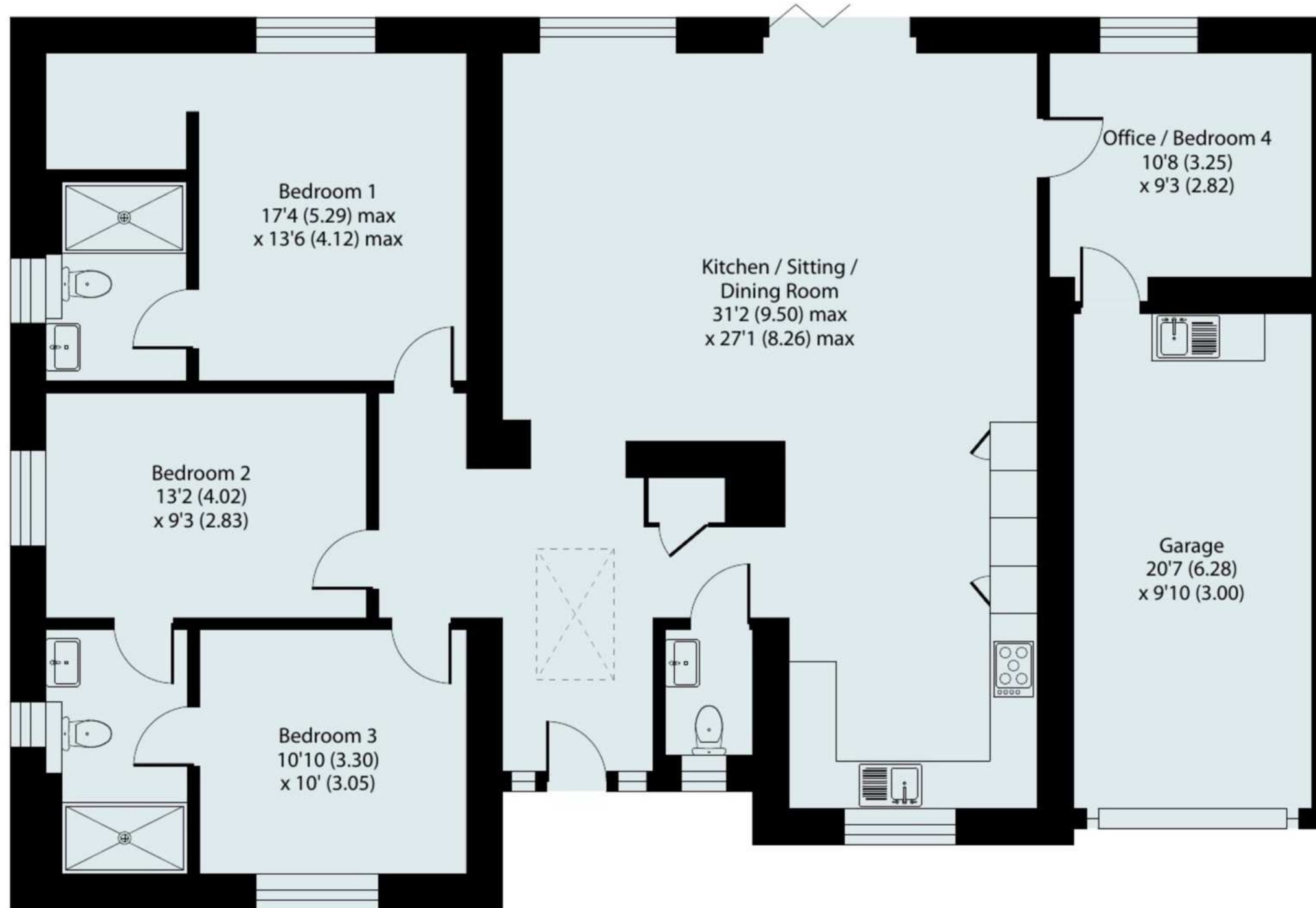
# Floor Plans

Approximate Area = 1412 sq ft / 131.1 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 1613 sq ft / 149.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Marchand Petit Ltd. REF: 1305204

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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.









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