# II CLOVER PARK BRIXTON





COASTAL, TOWN & COUNTRY



## 11 Clover Park | Brixton | Plymouth | Devon | PL8 2FQ

Contemporary detached home in sought-after Brixton, offering 1,863 sq ft, expansive open-plan living, four bedrooms (principal en-suite), study, double garage, generous level garden with hot tub and easy access to Plymouth and the South Hams coast.

#### Mileages

Plymouth Train Station 5.8 Miles, A38 4.2 Miles, Mothecombe Beach 7
Miles, Newton Ferrers and Noss Mayo Estuary 4 miles (All mileages are approximate)

#### Accommodation

**Ground Floor** 

Open Plan Kitchen / Dining / Sitting Room, Office, WC

First Floor

Bedroom with Ensuite, Two Large Double Bedrooms, One Further

Bedroom, Family Bathroom

Outside

Double Garage, Parking for Three Vehicles, Garden, Patio

#### **Newton Ferrers Office**

01752 873311 | newtonferrers@marchandpetit.co.uk
The Green, Parsonage Road, Newton Ferrers, PL8 1AT



Completed in late 2022, with the remainder of 10-year ICW warranty, this contemporary detached house is one of a limited collection of just 28 homes at Clover Park. Built by AdPad Construction and further upgraded by the current owners to create a luxurious home, offering 1883 sq ft of living space with a focus on quality, comfort and modern family life. From the outset, the property has real presence. A wide triple-parking driveway and double garage with electric doors provide the kind of arrival experience that feels both practical and impressive. Inside, the house has been finished to a high specification, with a layout that balances generous proportions with an easy sense of flow.

The heart of the home is the open-plan kitchen, dining and living area. This is a space designed for both family life and entertaining, where light floods in from multiple directions. The kitchen is fitted with integrated appliances, a breakfast bar and sleek finishes, ideal for relaxed everyday use.

Adjacent is the dining area, positioned beside a window that frames the garden. From here, the view stretches out across the lawn, creating a sense of connection even when indoors. It's a natural spot for long lunches, family gatherings or evening meals with friends.

The sitting area completes the space, centred around a bespoke Sharps media unit and a wood-burning stove, giving warmth and focus. Wide tri-fold doors open from here directly to the terrace and garden, creating an easy flow between indoors and out. Throughout the ground floor, Karndean flooring provides a seamless finish.

A separate study, also designed by Sharps with built-in desk and storage, makes working from home both stylish and practical. Just off the hallway, the guest cloakroom feels bright and spacious, offering a stylish and practical touch for visiting friends and family.

Upstairs, the principal bedroom suite is a calm retreat, with fitted wardrobes by Sharps, countryside views and a private en suite shower room. Two further very generous double bedrooms and a fourth bedroom share a family bathroom, all finished with the same attention to detail. Zoned heating allows precise control between the two floors, ensuring year-round comfort.

One of the most surprising aspects of this home is its garden — unusually generous, level and wide, it's designed to be easy to look after while offering plenty of space for both play and gardening. A spacious paved terrace creates an effortless extension of the main living space for outdoor dining and summer evenings. Beyond, a lawn stretches out towards the mature boundary hedging, while a slightly raised terrace holds a hot tub. It's a garden that works equally well for young families or keen gardeners.

The double garage offers electric doors and useful loft storage accessed via a ladder, while the main house also has a partially boarded loft. Between the garage and driveway, there's ample space for five cars.







Clover Park is set on the edge of Brixton, a well-connected village in the South Hams that combines peaceful rural surroundings with easy access to Plymouth, just six miles away.

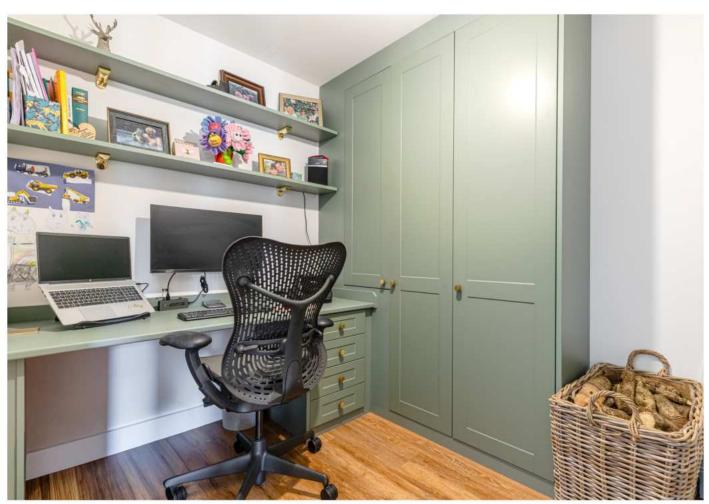
The village has a thriving community with a highly regarded pub, garden centre with café, local garage and a popular fish and chip shop. Families benefit from the 'Outstanding' rated St Mary's C of E Primary School, while Ivybridge Community College and Coombe Dean School provide excellent secondary options nearby. Local clubs and events add to the strong community feel.

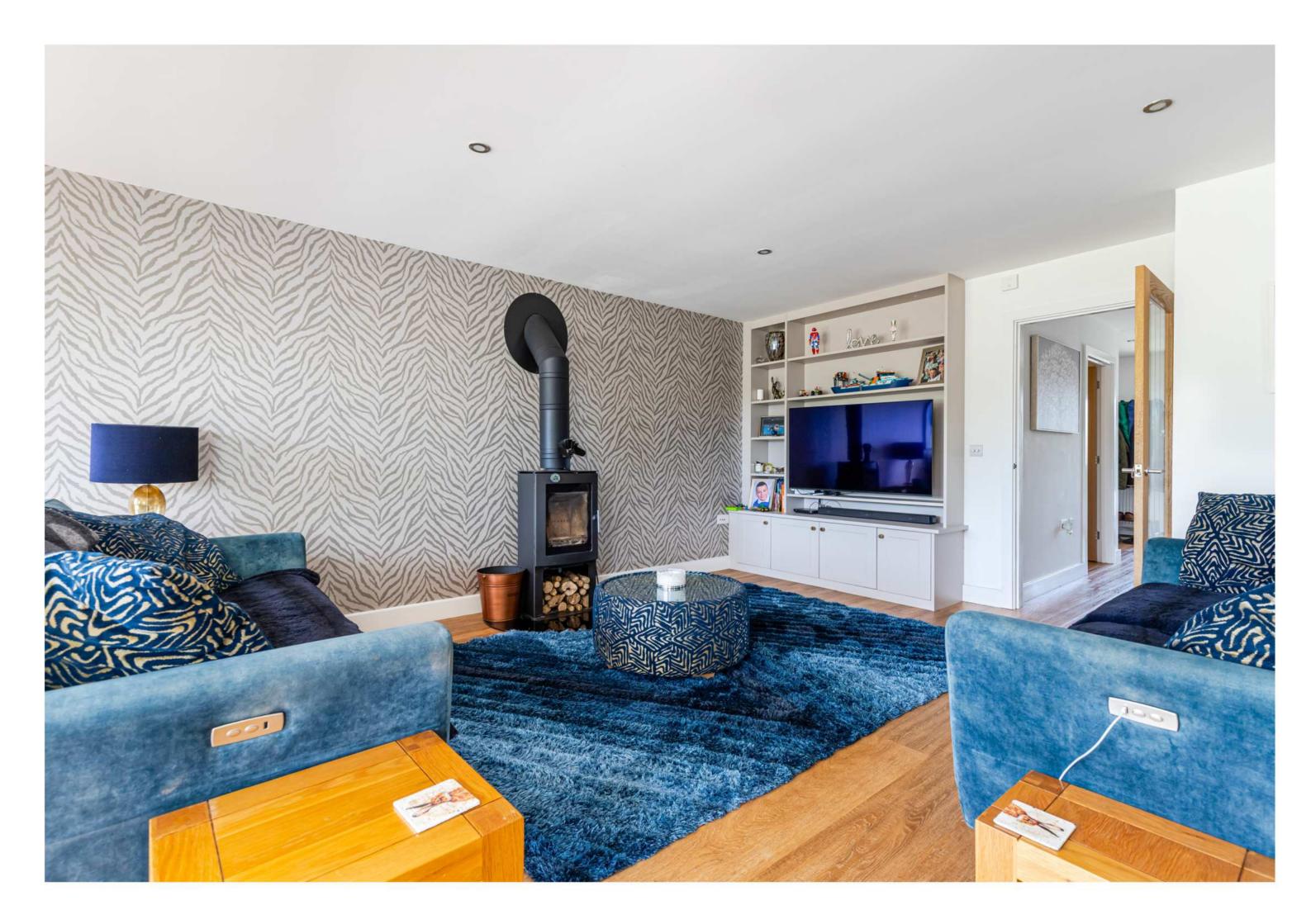
Outdoor pursuits are plentiful. Scenic footpaths lead from the village into open countryside and down towards Cofflete Creek, while the sandy beaches at Wembury and Mothecombe are only a short drive away. Residents can also apply for mooring rights on the Yealm Estuary, a beautiful setting for sailing, paddle-boarding and water sports. Dartmoor National Park is close by, offering vast open landscapes for walking, cycling and riding.

Plymouth, known as Britain's Ocean City, offers everything from theatres and restaurants to historic waterfront areas and major retail. With mainline trains to London and ferry services to Europe, it provides excellent connections alongside its coastal and cultural draw.



















### Property Details

Services: Mains water, electricity, gas and drainage.

EPC Rating: Current: C - 69, Potential: C - 75, Rating; C

Council Tax: Band F

Tenure: Freehold

Authority South Hams District Council, Follaton House, Plymouth Road,

Totnes, Devon, TQ9 5HE, Tel: 01803 861234

#### **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.

#### Directions

Travelling along the A379 from Yealmpton towards Brixton, as you enter the village, just after the Foxhound Inn is the entrance to Orchard Road on your right hand side, just before the roundabout. Follow the road all the way through Orchard Road, into Daisy Park and then into Clover Park. Follow the road to the top of Clover Park and turn left, you will find number 11 right in front.

#### Viewing

Strictly by appointment with the agent, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

#### **Key Features**

- Detached home completed December 2022 with remainder of 10-year ICW warranty
- Over 1863 sq ft of accommodation
- Expansive open-plan kitchen/dining/living space with breakfast bar and trifold doors
- Bespoke Sharps fittings: media unit, principal bedroom wardrobes, and fully fitted study
- Principal suite with countryside views and en suite shower room
- Level, unusually large garden with terraces, raised terrace with hot tub and farmland beyond
- Zoned heating system for independent upstairs and downstairs control
- Double garage with electric doors and loft storage, plus driveway parking for three cars
- Walking distance to village amenities and 'Outstanding' primary school
- · Easy access to Plymouth, the South Hams coastline and Dartmoor





#### **Ground Floor** Main area: approx. 87.0 sq. metres (936.6 sq. feet) First Floor Approx. 86.1 sq. metres (927.2 sq. feet) Bedroom 1 5.34m (17'6") max x 4.26m (14') Sitting Room 7.55m (24'9") max x 4.26m (14') Bedroom 2 3.87m x 3.90m (12'8" x 12'10") Kitchen/Dining En-suite Landing Room 7.96m x 4.24m (26'1" x 13'11") Bathroom Double Office Garage 5.86m x 6.38m 2.65m x 2.12m **Bedroom 3** (8'8" x 6'11")/ 3.99m x 3.90m (19'3" x 20'11") (13'1" x 12'10") Entrance Hall WC Bedroom 4 2.85m (9'4") max x 4.26m (14') max

Main area: Approx. 173.2 sq. metres (1863.8 sq. feet)

Plus garages, approx. 37.4 sq. metres (402.4 sq. feet)

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