



Chestnut Way, Loddiswell
Kingsbridge

£750,000

The Property:

Stepping inside, the welcoming entrance hall provides access to a cloakroom with WC and wash hand basin, together with a large storage cupboard and a useful understairs cupboard. Positioned to the front of the property is a well-appointed home office, complete with fitted storage units, making it an ideal workspace for those working from home.

The sitting room is a wonderfully comfortable reception space centred around a working multi-fuel stove, with a large window overlooking the front garden. Double doors connect the room to the dining area, allowing the space to be opened up for entertaining or closed off to create a more cosy atmosphere.

Beyond lies the heart of the home. Attractive Amtico flooring flows seamlessly through the dining area, kitchen and family room, creating an impressive open-plan living environment. The dining area enjoys double doors opening directly onto the garden, while the beautifully fitted kitchen offers an excellent range of storage with a peninsula incorporating an induction hob and extractor above, integrated dishwasher, double oven and grill, and an integrated fridge/freezer which was replaced earlier this year. Positioned beneath the window, the sink enjoys pleasant views across the garden.

The kitchen opens effortlessly into a spacious family room extension, where a wood-burning stove provides a wonderful focal point. Flooded with natural light, this superb living space is ideal for everyday family life. The substantial extension has transformed the property, creating an additional reception area beneath an attractive vaulted pitched roof. With large windows and double doors opening onto the garden, it provides an exceptional entertaining space while also offering flexibility as a further family room or garden room.

The adjoining utility room has been thoughtfully designed with practicality in mind, providing space for both a washing machine and tumble dryer, an additional fridge/freezer, fitted storage, a sink, room for a dog bed and direct access to the garden.

The spacious first-floor landing enhances the feeling of space throughout the home and includes loft access together with a generous airing cupboard housing the hot water cylinder and an additional storage cupboard.





The principal bedroom enjoys views to the front of the property and benefits from built-in wardrobes along with a stylish en-suite shower room fitted with a walk-in shower, WC and wash hand basin. A second guest bedroom also enjoys a front aspect and features built-in wardrobes together with its own en-suite shower room. The remaining three bedrooms are all comfortable doubles, offering excellent flexibility for family living or guests, with two overlooking the rear garden and one enjoying views to the front.

Completing the accommodation is a spacious family bathroom fitted with both a bath and separate walk-in shower, together with a WC, wash hand basin and heated towel rail.

Outside, the property continues to impress. The rear garden enjoys an excellent degree of privacy and backs onto peaceful fields and nearby school grounds, creating a wonderfully open outlook. Predominantly level and designed for ease of maintenance, the garden features a generous patio ideal for outdoor entertaining, well-stocked flower and shrub borders, a substantial storage shed, a summerhouse and access around both sides of the property.

A substantial double garage provides excellent parking and storage, fitted with electric remote-controlled doors together with a pedestrian side entrance and power connected and the driveway has parking for multiple cars.

Overall, this is a beautifully maintained and exceptionally versatile family home, offering generous accommodation throughout, modern efficiencies, excellent outside space and a highly practical layout in a peaceful setting.

Further Information & Services:

Tenure: Freehold with managed communal areas. There is a management charge of £247.20 per annum for upkeep of communal green areas on the estate.

Services: Mains electric and water and drainage. Air Source Heat Pump, multi fuel burner and woodburner.

EPC Rating: C

Construction Type: Standard brick/block.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Superfast fibre available

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone.

Planning or Development Issues: None Known







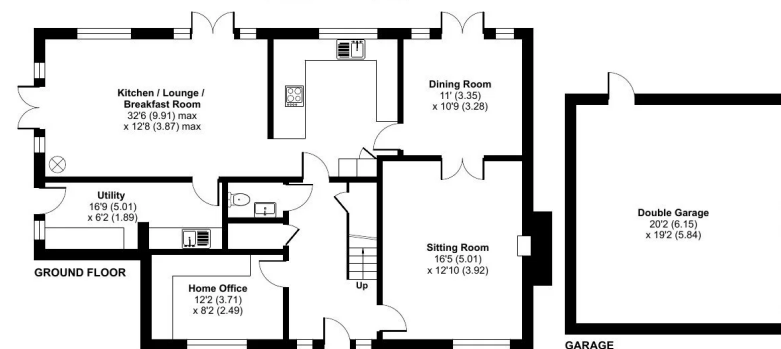
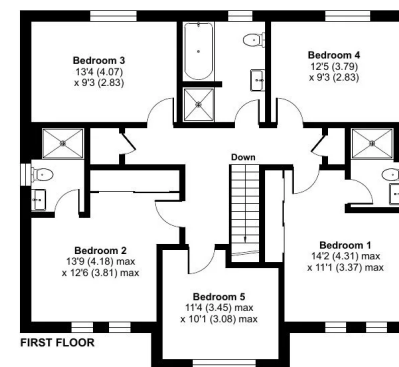
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Approximate Area = 2136 sq ft / 198.4 sq m

Garage = 387 sq ft / 35.9 sq m

Total = 2523 sq ft / 234.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1486513



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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.