

10 Sherwell Close

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, Staverton, Devon, TQ9 6PH

Dartington: 2 miles, Totnes: 3 miles, Exeter: 24 miles

A well presented four bedroom detached family home in the charming village of Staverton, on the outskirts of Totnes.

- Tastefully presented thoughout
- Social open plan reception space
- Versatile garden studio
- Charming rear garden
- Freehold
- 1276sqft of accommodation
- Easy access to local amenities
- 3/4 ground floor bedrooms
- Ample off-road parking
- Council tax band: E

Guide Price £550,000

SITUATION

Sherwell Close is located in the popular village of Staverton which is 2 miles to the north of Dartington and 3 miles from Totnes. The cul-de-sac is of five dwellings sharing an access to the main village road leading to the close. Staverton lies on the banks of the River Dart and has a strong community, centred on the village church and a popular public house, The Sea Trout. Due to its semi-rural location, the property enjoys superb scenic walks in the area as well as the opportunity for wild swimming within the Dart. The well-regarded St Christopher's Prep School for 2-11 is only a short drive away.

There is easy access to the A38 Devon Expressway with its direct connections to the main cities of Plymouth and Exeter and the M5 motorway network beyond. There is a mainline railway station at Totnes linking directly to London Paddington.

DESCRIPTION

10 Sherwell Close is a well presented detached property offering flexible accommodation. Built in the 1980's, the property has been modernised over the years to offer contemporary accommodation internally and externally that is accompanied by a generous rear garden and extensive parking. With over 1,200sqft of internal space that features open plan reception space and up to four bedrooms, the dwelling offers suitable flexibility for a variety of uses.







ACCOMMODATION

The ground floor provides versatile and well-proportioned sleeping quarters, featuring a principal bedroom of generous proportions that benefits from a private en suite bathroom. Two further double bedrooms offer comfortable accommodation, while a flexible study provides the ideal space for a home office or an optional fourth bedroom. Serving these rooms is a centrally located family shower room as well as a family bathroom, while the hallway features several built-in cupboards and an under-stairs recess providing practical storage solutions. Accessible from the front of the property is an integral garage, used solely for storage and housing the central heating boiler.

The first floor is dedicated to an expansive, triple-aspect open-plan living environment that serves as the social heart of the home. This bright and airy space seamlessly integrates the kitchen, dining, and sitting areas, with the kitchen featuring a functional U-shaped layout and a peninsula breakfast bar. Large double doors open from the living area to a substantial balcony, ensuring the internal space connects effortlessly with the outdoors for elevated entertaining.

OUTSIDE

To the front of the property is off-road parking for multiple vehicles via a gravel driveway, to the side of the dwelling access to a former single garage that now provides suitable storage space.

At the rear of the dwelling is a generous garden; comprising an ample lawn area as well as a patio suitable for outdoor seating and dining. Towards the back of the garden are flower beds accompanied by a garden shed. Further enhancing the property is a detached outbuilding, currently configured as a studio. Situated away from the main residence, this self-contained space offers a quiet and private environment suitable for a variety of uses, such as a creative workshop, gym, or a secluded professional office. Steps rise to a balcony, that provides a pleasant outlook across the garden and access to the sitting room.

SERVICES

Mains electric, water and drainage and oil fired central heating. Ofcom advises that superfast broadband is available and mobile coverage is likely via the major providers.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWINGS

Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

From the Totnes office of Stags, proceed along Station Road heading towards Dartington. At the Cider Press roundabout turn right and pass straight over the next mini roundabout. Pass Dartington Church and at the brow of the hill turn right sign posted Staverton and Landscove. Proceed down the hill, over the bridge and over the level crossing, bear right signposted Staverton. Enter Staverton village and directly opposite the first entrance to the Sea Trout car park you will find Sherwell close on the left hand side.

What3Words: ///tell.consoled.decently



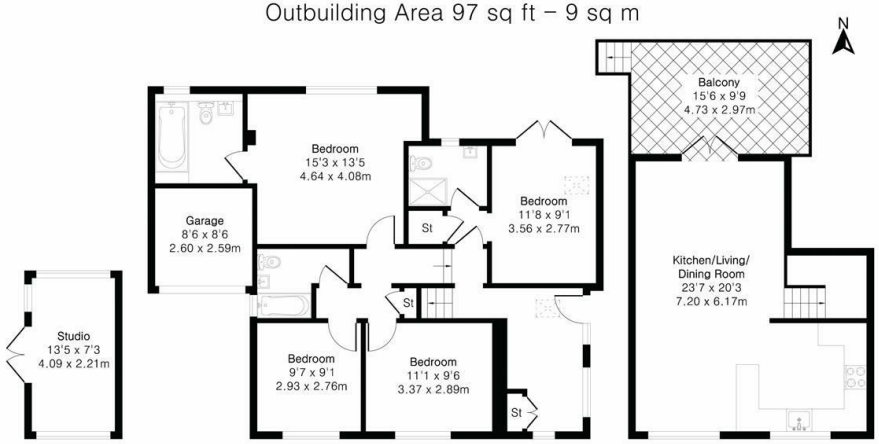




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Approximate Gross Internal Area 1276 sq ft - 119 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 859 sq ft – 80 sq m
First Floor Area 417 sq ft – 39 sq m
Garage Area 73 sq ft – 7 sq m
Outbuilding Area 97 sq ft – 9 sq m

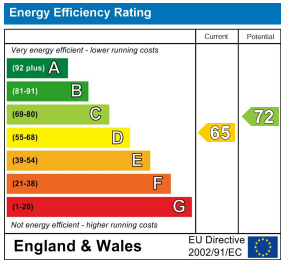


PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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