BROAD OAK

BASCOMBE ROAD, CHURSTON FERRERS



JACKSON-STOPS

BROAD OAK, BASCOMBE ROAD, CHURSTON FERRERS, TQ5 0JZ

TOTAL APPROX. FLOOR AREA: 3484.4 SQ FT / 323.7 SQ M

Contemporary coastal house offering superb accommodation, and potential for an annexe suite, situated on a generous plot, with exceptional sea views across the common.



DISTANCES

BRIXHAM 2 MILES
KINGSWEAR 5 MILES
DARTMOUTH 5 MILES VIA THE FERRY
TOTNES 7 MILES
BEACHES LESS THAN A MILE

GROUND FLOOR

- Entrance hall
- Kitchen / dining / living room
- Living room
- Dining room utility room
- Cloakroom

FIRST FLOOR

- Galleried landing
- Main bedroom suite with walk in wardrobe and en suite bathroom
- Two further en suite guest bedrooms fourth double bedroom
- Family bathroom

OUTSIDE

- Pillared driveway with parking for several vehicles
- Double garage
- Two sheds
- Beautiful well established southwest facing gardens

LOCATION

Situated on the edge of the South Devon coastline, Churston Ferrers is a popular and pretty village which offers just about everything. The village is home to two beautiful beaches, Elberry Cove and Broadsands Beach, both offering gently shelving sands and sheltered waters. The South-West Coast Path offers spectacular walks along the coastline and the highly regarded Churston Golf Club, Churston Tennis Club, and a parade of shops are all within a short walk of the house. Churston / Galmpton also benefits from a well-regarded primary school and the highly sought-after Churston Ferrers Grammar School, one of the South West's leading co-educational grammar schools. Nearby, Brixham offers a wonderful selection of waterfront restaurants, traditional inns and seafood eateries, and Torquay provides a wider range of amenities including Torbay Hospital, a varied selection of shops, dining and cultural attractions, including the Princess Theatre.

The marinas at Kingswear and Dartmouth provide excellent facilities for sailing enthusiasts, with deep-water moorings and access to the stunning River Dart Estuary. Communications are excellent, with the A380 connecting Exeter, the M5, and the international airport. Main line rail links from Paignton to Paddington go via Newton Abbot or you can travel direct from Totnes.

THE PROPERTY

Built in 2007 and occupying an enviable position overlooking the beach and Churston Common, this impressive, detached home enjoys outstanding coastal views and offers beautifully presented accommodation arranged over two floors.

Designed to maximise the exceptional setting, Broad Oak combines generous proportions with a high standard of finish throughout.







The entrance hall, featuring a marble floor and a bespoke oak staircase rising to the first floor, provides an impressive welcome with double doors leading to the main reception rooms. The heart of the home is the superb open-plan kitchen / dining / sitting room, beautifully designed and fitted by Martha Mockford of Honiton and incorporating granite work surfaces together with an extensive range of integrated appliances including a wine fridge, coffee machine, microwave, double-drawer dishwasher, warming drawer, fridge/freezer and a Rangemaster gas cooker. French doors open directly onto the terrace and gardens. The principal living room is an elegant reception space with an impressive inglenook fireplace with wood-burning stove, and the formal dining room, again offers French doors to the gardens and terracing. A second entrance hall, which connects from the kitchen, provides independent external access to the large office above the garage, with French doors opening onto a balcony with magnificent coastal views, a kitchenette, and en suite shower room, offering potential for self-contained annexe accommodation if required.

The first floor is centred around a spacious galleried landing and comprises the principal bedroom suite featuring a walk-in wardrobe and a well-appointed en suite bathroom, two further ensuite bedrooms with oak fitted wardrobes and a further spacious bedroom served by a family bathroom.

OUTSIDE

The south-west facing gardens are a particular feature of Broad Oak, having been thoughtfully landscaped to create an attractive and highly usable outdoor environment. A generous wrap-around terrace extends from the principal reception areas, providing an excellent setting for al fresco dining and entertaining. Beyond the terrace, the lawn is bordered by raised beds and mature shrubs and a water fountain, believed to date from the 1920s, creates an impressive centrepiece. The lawns are beautifully tended and cared for by a Robomower!



















A pillared driveway provides parking for several vehicles and access to a double garage with double doors and further bifold doors at the rear leading to the garden, two garden sheds.

DIRECTIONS (TQ5 0JZ)

From the parade of shops in Churston Ferrers, proceed through the traffic lights on the A3022 in the direction of Brixham. Take the first left into Bascombe Road, and Broad Oak is the first house on the right after the common.

what3words: ///tram.something.venues

PROPERTY INFORMATION

Services: All mains connected, gas CH via underfloor heating

Tenure: Freehold

Local Authority: Torbay District Council - T: 01803 201201

Council Tax Band: G

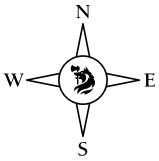
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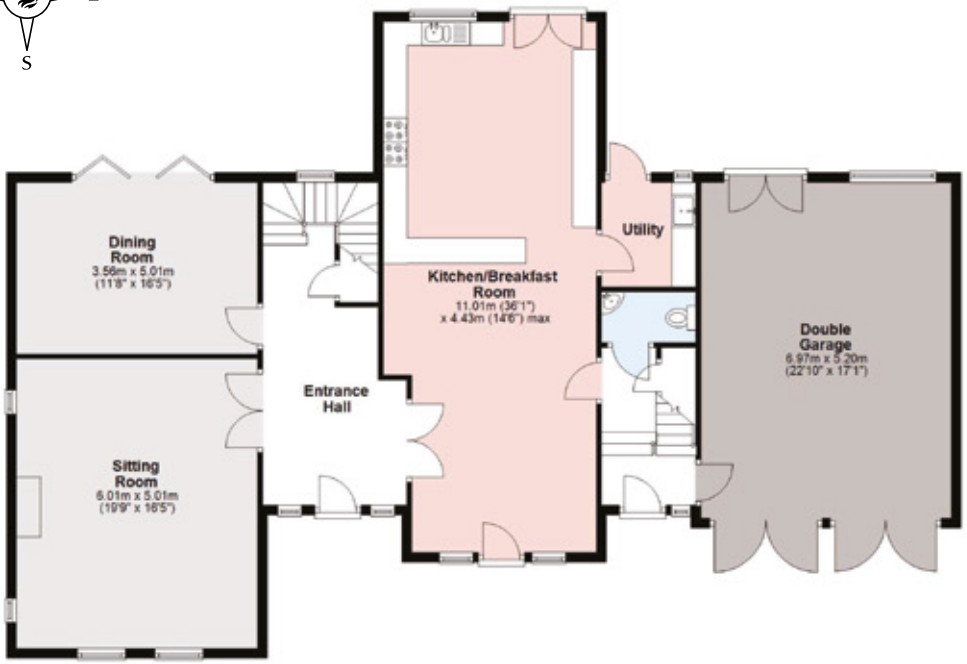
Contents, Fixtures & Fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops Exeter office - T: 01392 214222

BASCOMBE ROAD

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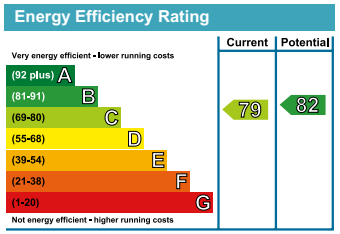




Ground Floor



First Floor



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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