



Reeves House



Plymouth City Centre 5 Miles Liskeard 26 Miles Exeter 41 Miles

A fantastic contemporary, recently built single storey property, situated on the outskirts of the well regarded South Hams village of Brixton.

- Recently Built Detached Single-Story Property
- Beautifully Presented
- High Specification Throughout
- Underfloor Heating
- Generous, Light & Spacious 'Open Plan Living'
- Three Double Bedrooms
- Fourth Bedroom/Study
- Master bedroom with En-Suite & Dressing Room
- Level Garden Overlooking Open Countryside
- Freehold – Council Tax Band F

Offers In Excess Of £750,000

SITUATION

Reeves House is conveniently situated in the popular village of Brixton with some of the finest beaches in South Devon close by and approximately 5 miles from Plymouth city centre where you can enjoy a wide choice of restaurants and bars, Drake Circus shopping centre, Theatre Royal and the historic Barbican and Plymouth Hoe. Within Brixton there is a gallery/village shop, St Marys church dating back to 15th century, a family restaurant, the CAMRA award winning Foxhound public house and a fish and chip shop. There is also a regular bus service, a good choice of schools including St Mary's Primary School that has an 'Outstanding' Ofsted report and Ladybirds preschool nursery. Brixton is within the catchment area for the very popular Ivybridge Community College. Just south of Brixton is Kitley House Estate, Otter Nurseries garden centre and farm shop. The beautiful Saltram House estate owned by the National Trust is just over 3 miles away.

DESCRIPTION

Reeves House was nominated for the Devon Building Control Partnership award and is perfect for those looking for a turn key property. This wonderful, single storey property has been built to the highest specifications to create a light, spacious and functional family home. Situated in an idyllic semi-rural location within easy distance of local amenities.

ACCOMMODATION

The entrance is spacious and welcoming with streams of natural light, doors lead to a storage/coat cupboard and a cloak room, which has a modern matching

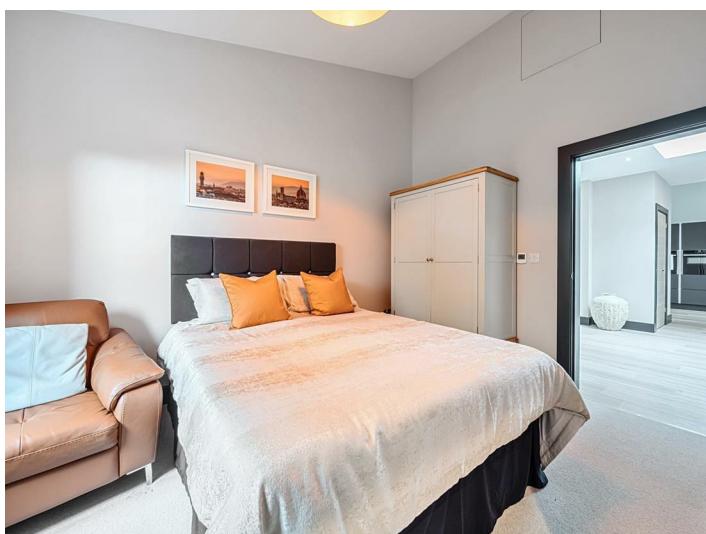
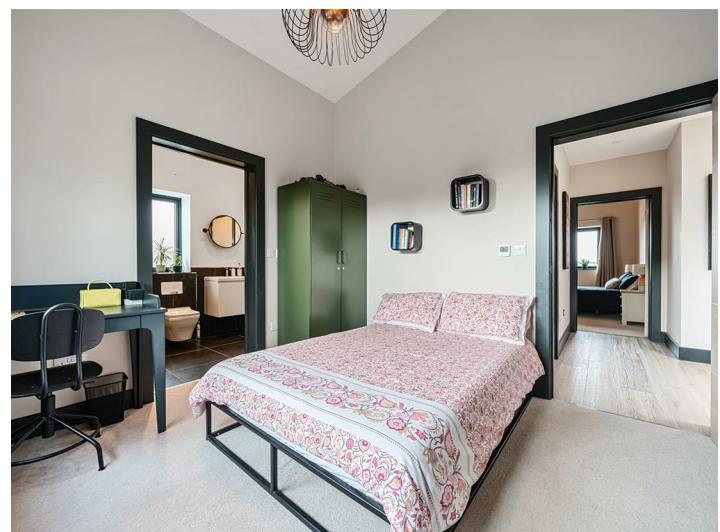
suite and frosted window to the front aspect of the property. Doors lead to three double bedrooms – with two sharing a Jack and Jill bathroom and the Master bedroom benefitting from both a dressing area and En-suite facilities. The open plan living is a wonderful living space, generous in size with high vaulted ceilings, picture windows, bi-fold doors to the rear and incorporates the sitting and dining areas along with a modern fitted kitchen. The kitchen is simply stylish with a range of matching units and coordinating quartz work tops the kitchen has a variety of features including integrated Neff appliances. A convenient fourth bedroom/study leads off of the living area and gives internal access to a large garage which also benefits from underfloor heating, access to a boarded loft space, a utility area with sink and space for appliances, and electric garage door to driveway.

SERVICES

Mains Electric
Mains Water/Private Drainage
Mains Gas (Underfloor Heating & Hot Water)
Based on the latest data available to Ofcom mobile coverage from EE, O2 & Vodafone are likely at the property. Ultrafast broadband is available.

DIRECTIONS

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.



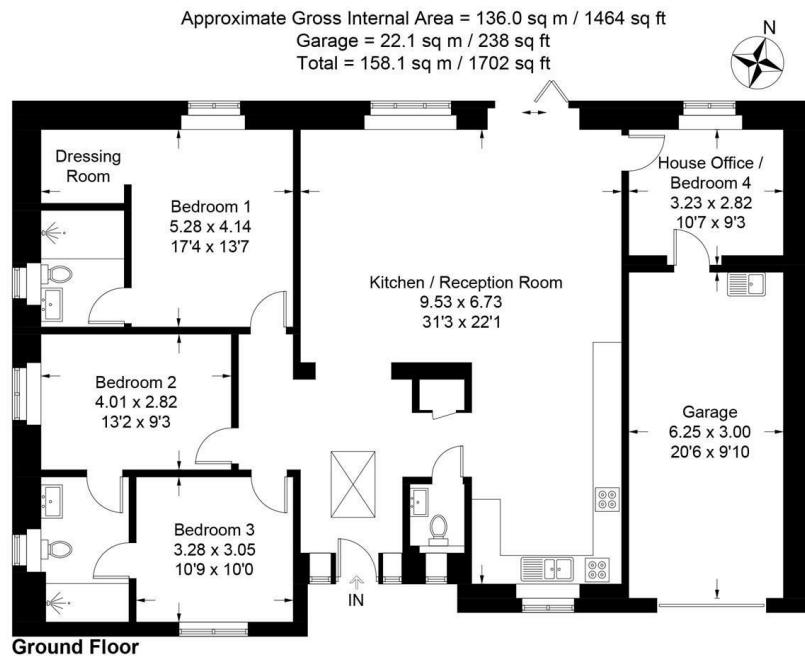
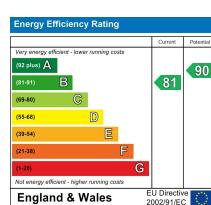


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtabs.co © (ID1136152)

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