



Badgers Close, Ivybridge, PL21 9TN

CHRISTOPHER'S  
SOUTH HAMS



Christopher's are pleased to present this detached 4/5-bedroom family home in a sought after cul-de-sac, just a short stroll to the pretty open spaces of Woodlands Park with its verdant fields, stream and pond.

This is a substantial property offering flexible accommodation with 3-4 reception rooms and potentially 5 bedrooms; appealing to a growing family, or perhaps those looking for downstairs living to suit a dependent relative.

The spacious, linear entrance hall greets you with all principal rooms leading from it. To the left is the converted garage, now providing a multi-functional opportunity to be either reception room, office space, playroom or even additional bedroom.

Overlooking the rear garden, the highly modern kitchen is at the end of the hallway and with integrated appliances including an impressive dual-fuel Range cooker, showcases accents of bright orange complimenting the clean white units. These fresh tones continue into the adjacent utility room, a superb addition to the kitchen and beautifully appointed with a door leading to the rear patio.

From the kitchen, there is a circuitous flow between the dining and sitting room and a fantastic double aspect flooding this space with natural light. From the dining room, sliding doors invite you into the conservatory – seamlessly linking the house to the garden.

Upstairs, there are 4 super bedrooms. The master suite boasts an extensive range of built-in wardrobes and an ensuite shower room. A generous family shower-room completes the upstairs accommodation.

Outside, the property sits on a spacious end plot and benefits from a driveway with space for 2 vehicles. A pretty area of level lawn bordered by mature shrubs and flowers lines the driveway and side access welcomes you to the rear garden. The private rear garden is primarily laid to level lawn which is sandwiched between neat patio to the top and further decking to the bottom from which you have a fantastic vantage point overlooking leafy parkland. The whole garden is framed by high fencing, established flowering plants and greenery and offers plenty for the green-fingered to enjoy.

Viewings are highly recommended to fully absorb all that this great property has to offer.



## Key Features

Detached 4/5 Bedroom Home  
3/4 Reception Rooms  
Modern Kitchen  
Well Appointed Utility Room  
Downstairs Cloakroom

Conservatory  
Established Garden  
Parkland Views  
Parking  
Walkable to Town Amenities

## Situation & Amenities

With the pretty River Erme flowing from the moors through the middle of the town, Ivybridge is family-orientated with a rich heritage of traditional industries such as milling and cloth making that are still celebrated today. As well as its fascinating history, Ivybridge offers adventure. The idyllic countryside and moorland offer miles of magnificent walking trails out of the town, whilst in the town itself you'll find pubs, eateries and a variety of shops and supermarkets. The property sits within walking distance of the town centre.

There is a good choice of primary schools all within the catchment of the renowned Ivybridge Community College with its World Class Quality Mark Award. There are several places of worship with noteworthy histories, GP and Dental Surgeries, a Minor Injuries Unit, two leisure centres with swimming pools, fitness suites, and various health classes. The charming Watermark with its welcoming library, IT suite, cinema, theatre, coffee shop and conference facilities as well as the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all add to the community focus of the town. Ivybridge certainly has a wealth of opportunities to welcome you and with its very own train station there are excellent transport links to Plymouth, Exeter, and London with all the amenities that larger cities can offer.

**Services:** All Mains Services Connected.

**Tenure:** Freehold.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

## Local Authority:

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND:** E

## Viewings:

Strictly by appointment through  
Christopher's South Hams  
01752 746 550

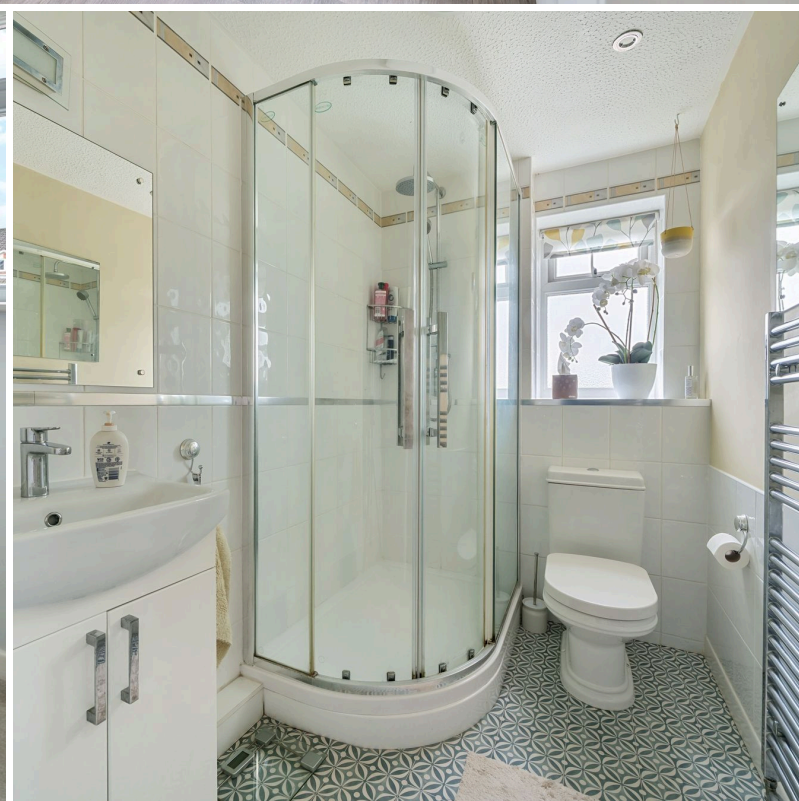














## Badgers Close, Ivybridge, PL21

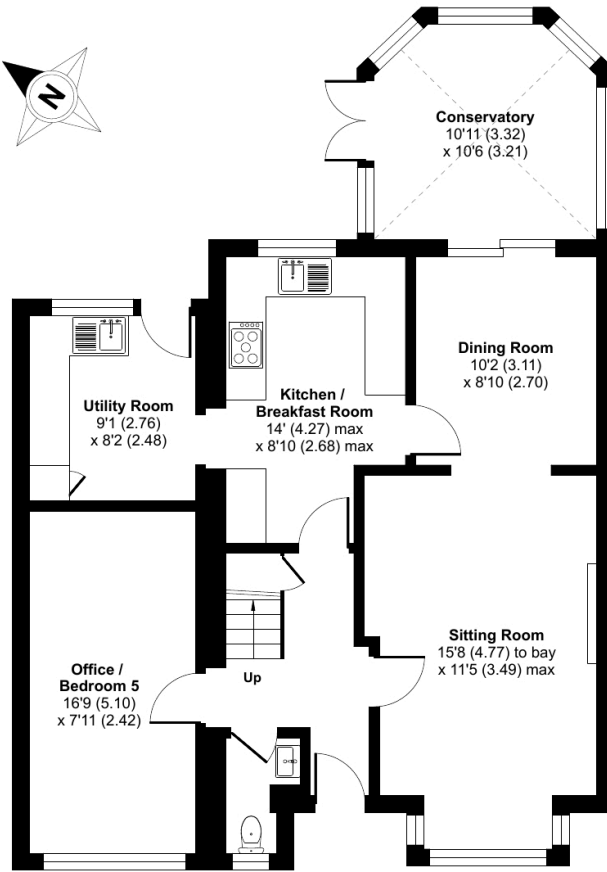
Approximate Area = 1435 sq ft / 133.3 sq m

Limited Use Area(s) = 139 sq ft / 12.9 sq m

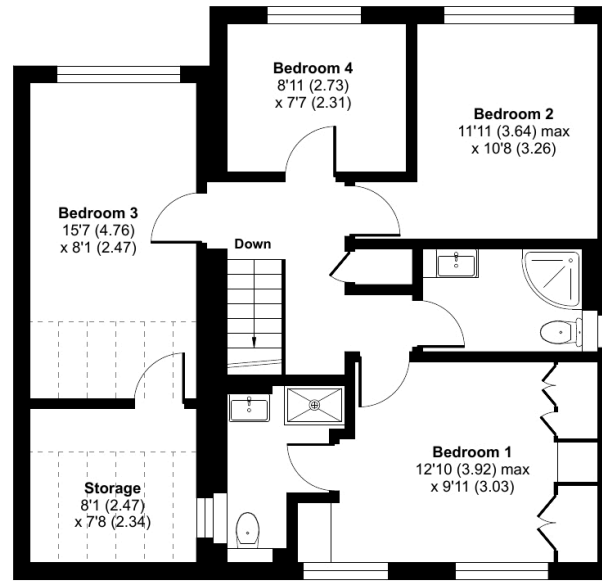
Total = 1574 sq ft / 146.2 sq m

For identification only - Not to scale

Denotes restricted  
head height



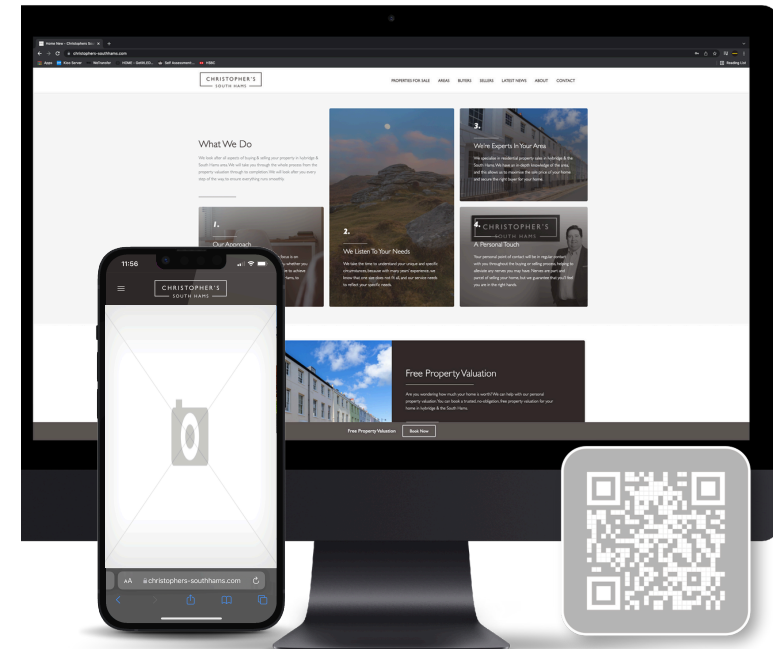
GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christopher's South Hams Ltd. REF: 1266814

## Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at [www.christophers-southhams.com](http://www.christophers-southhams.com)

**CHRISTOPHER'S**  
SOUTH HAMS

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Christopher's South Hams, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Christopher's South Hams has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN  
+44 (0)1752 746 550 | [OFFICE@CHRISTOPHERS-SOUTHAMS.COM](mailto:OFFICE@CHRISTOPHERS-SOUTHAMS.COM)