




Highgrove

Druid Road, Ashburton, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A newly refurbished Georgian residence with a separate two bedroom annexe, beautiful gardens and outstanding views

Highgrove is an impressive and substantial unlisted Georgian property offering a wealth of immaculate accommodation, featuring contemporary styling and elegant, bespoke fittings and décor throughout. The property enjoys a generous plot of approximately 1.9 acres, surrounded by beautiful, landscaped gardens. Within the grounds is a detached two-bedroom cottage, a swimming pool, tennis court (in need of resurfacing) and garden office. Highgrove is set in a commanding position with uninterrupted views over the surrounding countryside.



5 RECEPTION ROOMS



7 BEDROOMS



5 BATHROOMS



SWIMMING POOL, TENNIS COURT, GARAGING



1.9 ACRES



FREEHOLD



RURAL



5,408 SQ FT



**GUIDE PRICE
£2,400,000**



The property

The property has been completely renovated by the current owners to provide a beautifully appointed, high specification family home. The property offers over 4,600 sq ft of accommodation that has been reconfigured to provide five double bedrooms and generous reception space with the addition of a newly extended kitchen/breakfast area that stretches across the front of the house.

The welcoming entrance hall leads to an elegant drawing room and sitting room, both featuring original fireplaces and large sash windows with traditional shutters welcoming plenty of natural light. The drawing room also features French doors that open onto the garden. For entertaining, there is a formal dining room also with a feature fireplace and French doors to the outside. The heart of the home is the impressive open-plan kitchen and breakfast room. This contemporary space is fitted with bespoke cabinetry, high-quality appliances and large windows framing views of the garden. A large skylight and triple aspect floods the space with natural light while French doors lead out onto a terrace providing excellent space for al

fresco dining and entertaining. A well-appointed utility room, pantry, wine cellar and a generous study with herringbone wood flooring complete the ground floor accommodation.

Upstairs, the principal suite is a particular highlight, comprising a generous bedroom, a private dressing room and a luxurious en suite bathroom with a roll top bath and a separate shower unit. There are four further well-proportioned bedrooms, two of which benefit from en suite facilities, in addition to a family bathroom and a separate cloakroom.

Separate from the main house is a charming two-bedroom cottage offering further beautifully appointed accommodation, ideal for guest accommodation or multi-generational living.









Outside

The property is accessed via a sweeping private driveway, creating an impressive approach and providing ample parking. A particular feature of Highgrove is its beautifully landscaped gardens, recently redesigned by the current owners and showcasing a vibrant variety of flora. Planting includes clematis, Himalayan rhododendrons, azaleas, camellias, magnolia, Cornus, as well as cherry, apple, pear and plum trees. To the rear, a south-facing heated outdoor swimming pool (10m x 5m) is complemented by a newly installed terrace with glass balustrades, designed to make the most of the exceptional views. At the top of the garden is an area of mixed deciduous woodland, with oak ash and elm trees, providing the perfect habitat for native wildlife. To the front, the garden is predominantly laid to lawn and enjoys far-reaching views. The grounds also include a dedicated office outbuilding with a cloakroom, a substantial timber-framed cedar greenhouse, and a double garage with additional first-floor space.



Location

The property is situated in a rural position on the outskirts of Ashburton, enjoying far-reaching views across the surrounding countryside. Ashburton is a charming and historic town renowned for its independent shops, cafés and vibrant community. There is also a primary school in Ashburton and South Dartmoor Community College. Totnes is also close by offering a variety of shops, supermarkets, galleries and public houses and a choice of schooling as well as a mainline station with direct services to London Paddington. Newton Abbot provides a wider range of everyday amenities as well as a mainline station and the independent Stover School. Exeter, approximately 20 miles away, is the most thriving city in the South West. The city offers a wealth of cultural activities with the theatre, the museum, arts centre and a variety of good shopping and restaurants. Many primary and secondary schools can be found in Exeter, including Exeter School and The Maynard School, whilst Exeter University is recognised as one of the best universities in the country. The A38 is easily accessible, offering convenient road connections across Devon and to the M5 motorway, while Exeter Airport provides a range of domestic and international flights. Due to Highgrove's positioning within the Dartmoor National Park, there is the potential for riding, cycling and walking directly from the property.

Distances

- Ashburton 1.3 miles
- Newton Abbot 9 miles
- Newton Abbot mainline station 10.2 miles
- Exeter 23 miles
- Exeter Airport 25.8 miles

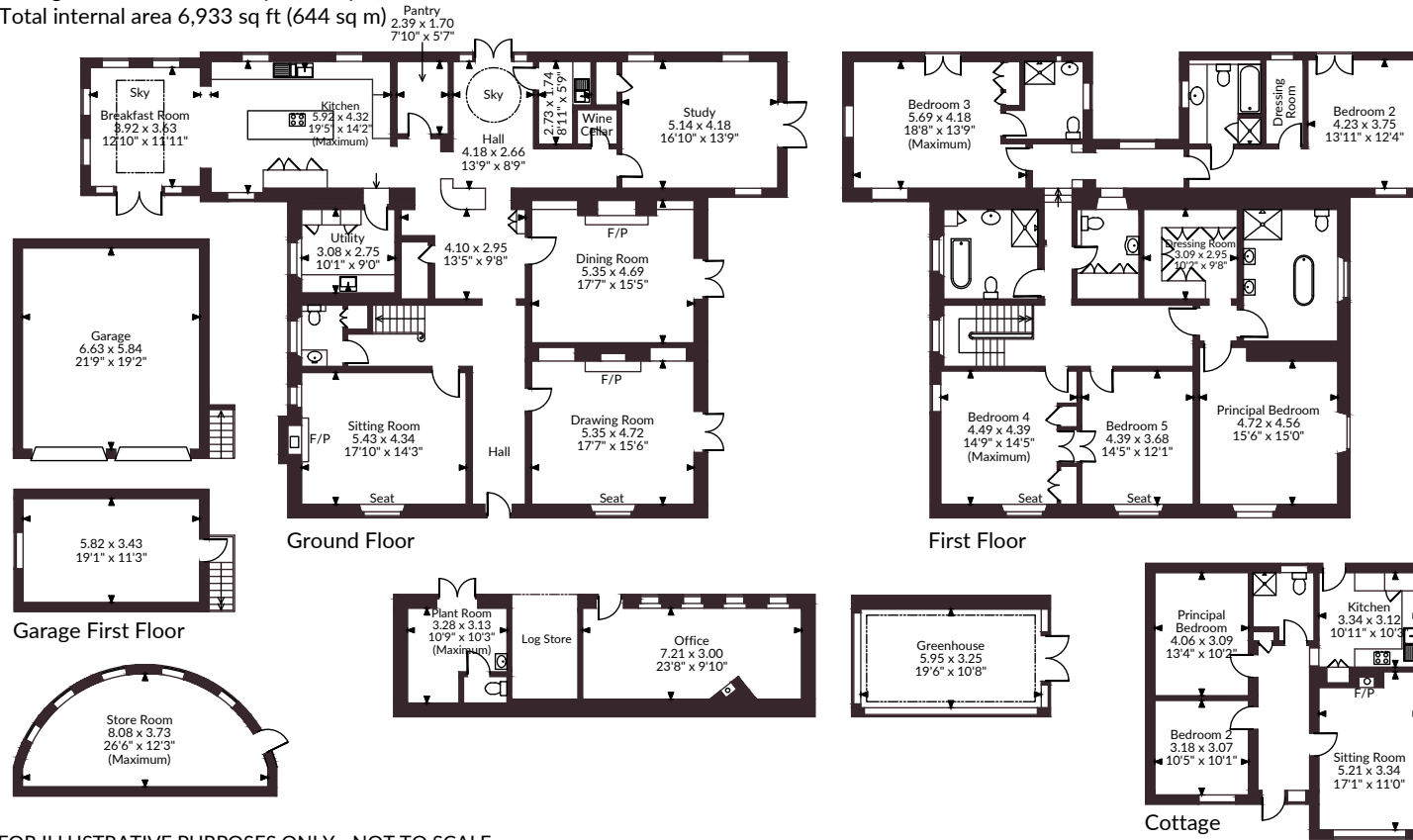
Nearby Schools

- Ashburton Primary School
- Stover School
- Trinity School
- Mount Kelly School
- Exeter School
- The Maynard School
- Exeter College (Ofsted rated outstanding)





Highgrove, Druid Road, Ashburton, Devon
 Main House internal area 4,681 sq ft (435 sq m)
 Garage Building internal area 632 sq ft (59 sq m)
 Outbuildings internal area 893 sq ft (83 sq m)
 Cottage internal area 727 sq ft (68 sq m)
 Total internal area 6,933 sq ft (644 sq m)



Directions

TQ13 7HD

what3words: ///landlords.commoners.fidgeting

General

Local Authority: Teignbridge Council
Services: Mains electricity and private water via a bore hole. Private drainage which we understand is compliant with current regulations. Oil-fired central heating. Underfloor heating in the kitchen/breakfast room/utility. Air conditioning in all of the bedrooms.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G. The Cottage: Band A
EPC Rating: E. The Cottage: E
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8677623/JBM

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2026. Particulars prepared April 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

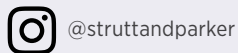
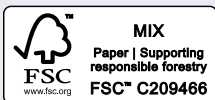
Exeter

24 Southernhay West, Exeter. Devon EX1 1PR

01392 215631

exeter@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

