



Greenways
Knowle Close, Ashburton

STRUTT
& PARKER

BNP PARIBAS GROUP

A sustainable and contemporary property with far-reaching views across the surrounding Dartmoor landscape

A detached home with up to five bedrooms, in a highly sought-after position on the edge of the moorland town of Ashburton. The property offers light-filled accommodation, magnificent views and beautiful landscaped gardens.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE + PARKING



GARDEN



FREEHOLD



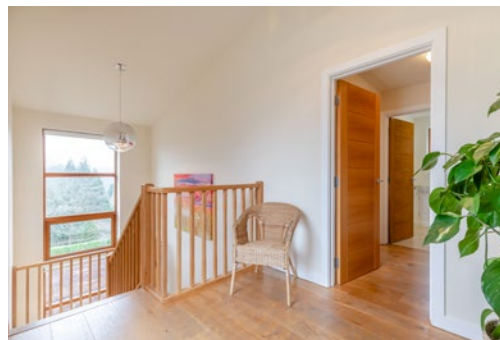
EDGE OF TOWN



2,531 SQ FT



**GUIDE PRICE
£950,000**



The property

This impressive, detached home was built just over 12 years ago and offers more than 2,500 sq. ft. of contemporary, stylish accommodation arranged over three floors. The property benefits from large windows throughout, providing remarkable views across the surrounding countryside. The entrance to the property is located on the upper floor and welcomes you with far-reaching views and an inviting, bright and airy feel. The main living space extends down to the lower levels at the rear. The lower ground floor features a 31ft open-plan kitchen and dining room with bi-fold doors opening onto the rear garden, allowing plenty of natural light. There is wooden flooring and space for a seating area and a family dining table, while the kitchen itself has modern units, a breakfast bar, and integrated appliances. The lower level has a large utility room, a separate sitting room with bi-fold doors opening to the garden, and a private study for home working which could also be used as an additional bedroom. The middle floor includes three well-presented double bedrooms with neutral styling, including the principal bedroom with an en suite

shower room. This level also has a family bathroom. On the upper floor, there is a further double bedroom, a shower room, and direct access to the generous integral garage. It is important to mention the property's eco credentials, which include forced-air ventilation and a heat exchange system; a solar panel which heats the water; sedum roof and rainwater harvesting which serves the washing machine, toilets and the garden.

Outside

At the front of the house, the driveway provides parking for several vehicles, as well as access to the integrated double garage for additional parking and storage space. The garage is fitted with power, water and an EV charger. The established garden is south-facing, with a terraced layout that drops away towards woodland. There is a terrace across the back of the house, with steps leading down to an area of lawn and a secondary paved seating area which is an ideal space for al fresco dining and entertaining,



Beyond, there are terraced beds and gravel walkways, with a wide variety established shrubs and flowering perennials and a further area of lawn at the bottom of the garden.

Location

The property is on the edge of the moorland town of Ashburton which is a sought-after town that offers a wide range of facilities, including several independent shops, cafes and restaurants. The town also has a small supermarket, a well-regarded secondary school and a community hospital. Eight miles away, the historic market town of Newton Abbot provides further amenities, including large supermarkets and a mainline station. The nearby wide-open spaces and rolling hills of Dartmoor provide an ideal setting for walking, cycling or riding, whilst the beautiful Devon coastline is also within easy reach. Access to the A38 is just two miles from the property, allowing for fast access to Plymouth in one direction and Exeter and the M5 in the other.

Nearby Stations

- Totnes
- Newton Abbot

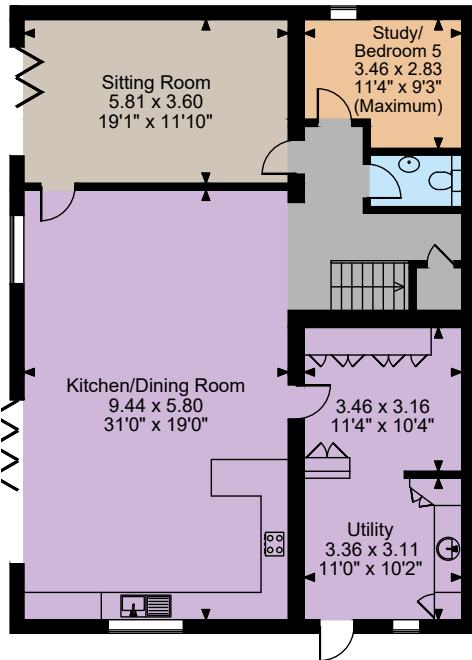
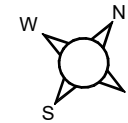
Key Locations

- Dartmoor National Park
- Plymouth (port city)
- Exeter (university city)
- South Devon National Landscape

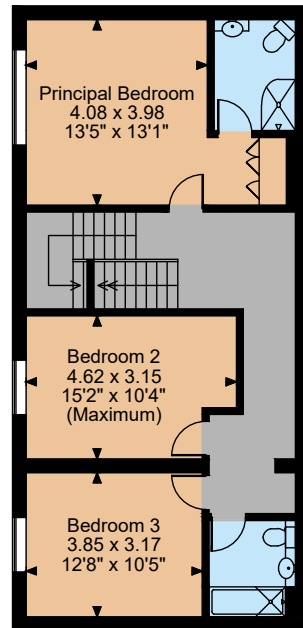
Nearby Schools

- Ashburton Primary School
- South Dartmoor Community College
- Landscope CofE Primary School
- South Devon Steiner School
- St Christophers School
- Denbury Primary School
- Sands School
- Stover School

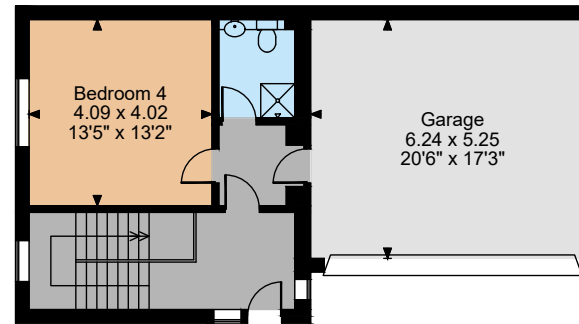




Lower Floor



Middle Floor



Upper Floor

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

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Floorplans

Main House internal area 2,531 sq ft (235 sq m)

Garage internal area 353 sq ft (33 sq m)

Total internal area 2,884 sq ft (268 sq m)

For identification purposes only.

Directions

TQ13 7RA

///What3words: restless.justifies.manicured - brings you to the driveway

General

EPC rating: D

Local Authority: Teignbridge District Council

Services: Mains electricity, gas, water and drainage. Underfloor heating.

Council Tax: Band G

Mobile coverage/broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

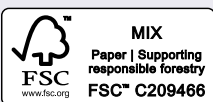
Tenure: Freehold

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