

# Sarona, Stokenham, Devon

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A beautifully presented home with **lovely views**, ideally placed in the heart of the much sought-after village of Stokenham.

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## Summary of accommodation

**Ground Floor:** Entrance hall | Sitting room | Kitchen/dining room | Utility with shower room

Four bedrooms, one en suite | Snug/fourth bedroom with Jack and Jill door to shower room | Bathroom

**First Floor:** Fifth bedroom | Large storage area

**Outside:** Garage | Office/garden room | Workshop | Log store | Greenhouse

## Distances

Beach 1.4 miles, Dartmouth 10 miles, Salcombe 11 miles, Totnes 12 miles

(All distances are approximate)



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## Situation

Stokenham is ideally placed for everything the South Hams has to offer. There is a popular 14th Century pub, a local primary school which is Ofsted outstanding, a parish hall and a very attractive collection of listed cottages throughout the village. The village is situated within walking distance to Stokeley Farm Shop, Torcross and Slapton Ley.

Nearby Chillington also offers excellent amenities including a modern health centre, a post office and general store. Within close proximity, the beach of Slapton is also a wonderful destination and one of the most beautiful spots in the area.

The market town of Kingsbridge offers an Outstanding Ofsted Rating Secondary School and Sixth Form College, Primary School and a vast range of independent shops, art galleries, cafes, restaurants and pubs as well as sports facilities such as yoga studios and a leisure centre with a full-length indoor swimming pool. The estuary and its creeks cater for water sports such as canoeing, kayaking and stand up paddle boarding.

The South West Coastal Path is easily accessed from the region as are the popular sailing stretches of Salcombe Estuary to Dartmouth with the main line rail link to London at Totnes only 12 miles away. Additionally there are a good number of domestic and international flights from Exeter airport just 43 miles away. Plymouth port, situated 31 miles away offers sailings to France and Spain.







## The property

Sarona is a fabulous turnkey four/five bedroom bungalow offering a picturesque setting with enchanting views over the conservation area and village green and a wealth of desirable features. Situated within a large plot, with ample parking and nestled amidst the heart and tranquil beauty of Stokenham. This property also provides an exceptional principal suite and captivating southerly vistas that extend from the charming Stokenham Church to the breath-taking expanse of rolling countryside beyond. There are also glimpses of the sea from the garden.

The interior of this beautifully presented bungalow seamlessly blends elegance and functionality, highlighted by an attractive sitting room with multi fuel stove and plenty of space for entertaining. Doors effortlessly open up to the large natural slate patio and inviting private south facing garden, creating a harmonious connection between indoor and outdoor living spaces.

The heart of this home lies within its excellent contemporary kitchen breakfast room with granite worktops, perfectly designed to provide a welcoming space for gathering with family and friends. This space offers both style and practicality ensuring an enjoyable dining experience.









Stairs lead up the first floor where there is a large dual aspect bedroom with storage. Across the landing a vast storage area can be found which has a planning consent granted for roof windows. Subject to further planning approval, this versatile area can be converted into a multitude of varying options. Therefore, in total there are five bedrooms and three bathrooms.

To the side of the property, an adjacent footpath leads directly to the centre of the village, conservation area and village green. There is also a separate larger than average garage, which has the potential to be converted as well as an insulated outdoor office making working from home a real possibility. The grounds around the property are secured by fencing throughout.

The garden is a haven for wildlife attracting butterflies and birds. There are numerous mature shrubs, plants, trees and fruit bushes which frame the vista. With its idyllic location, splendid views and impressive features, this charming five bedroom bungalow presents a remarkable opportunity for those seeking a tranquil retreat within a picturesque setting.





## Services

Mains water and electricity, mains drainage, new A rated oil fired boiler and new oil storage tank.

## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

## Directions (Postcode TQ7 2SY)

Take the A379 from Kingsbridge through five villages and left at the roundabout at Stokenham. Take the next right onto Kiln Lane and then continue until Grenville Close and turn right. Sarona is straight ahead at the bottom of the road.

## Property information

**Tenure:** Freehold

**Local Authority:** South Hams District Council

**Council Tax:** Band D

**EPC Rating:** D

**Guide Price:** £750,000

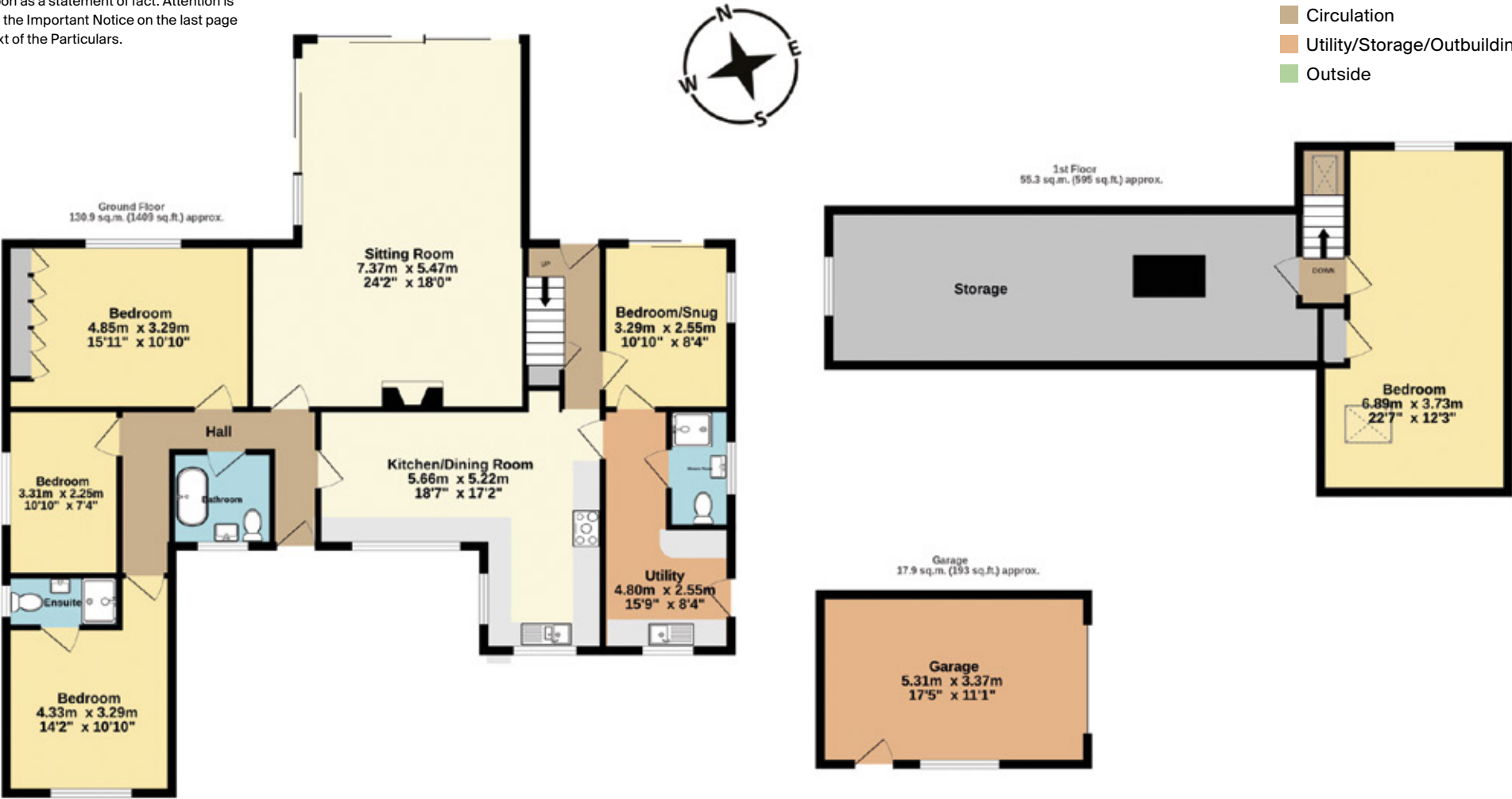




**Approximate Gross Internal Floor Area**  
**204.1 sq m (2197 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated July 2023.

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