



## Plympton House Estate George Lane

Plympton, Plymouth, PL7 2JJ

£575,000



Individually designed & built detached family residence situated within this prestigious, private, gated development in a sought-after Plympton location, comprising entrance hall, open plan lounge/kitchen/dining room, separate utility & downstairs wc, four double bedrooms, two with en-suites and a family bathroom. Off-road parking and gardens. Double-glazing and central heating.





THE OLD CHAPEL, PLYMPTON HOUSE ESTATE, PLYMOUTH P

SITUATION

The ancient village of Plympton St Maurice (dating from the 7th century) is largely protected by its conservation order and being by-passed by major roads. It has a 15th Century church and there are the remains of a Norman Motte-and-Bailey Castle with its Barbican now used as the village green. More contemporary facilities include a clinic, providing a comprehensive medical service, a good bus service to Plymouth and, within walking distance, the Ridgeway shopping centre, with excellent primary and secondary schools, a municipal library, swimming pool, tennis courts, bowling green and cricket field. Plympton St Maurice is a special historic, vibrant and active community enjoying a variety of social events. It is located on the very cusp of Plymouth with excellent access to the city and glorious South Hams Coast and Countryside. There are excellent links to the A38/Devon Expressway.

Plympton House Estate was conceived by Lord Chief Justice and local MP Sir George Treby in circa 1716. It has had many uses since then and has been recently developed by local entrepreneurs to create a truly special environment within the popular village of Plympton St Maurice. The development includes a select number of individually-designed properties, set within generous grounds. Special features include low-level street lighting and a woodland communal picnic area for the exclusive use of the owner. This really will be a very special environment, creating a unique lifestyle choice within Plympton.

ACCOMMODATION

Wooden door opening into the entrance hall.

ENTRANCE HALL 13'2" x 9'5" (4.03 x 2.88)

Oak flooring. Doors through to the cloakroom, guest suite and twin doors opening into the open plan lounge/kitchen/diner. Oak stairs with contemporary glazed panels with under-stairs storage cupboard ascend to the first floor. Spotlighting. Wall-mounted contemporary radiator.

CLOAKROOM

Close-coupled wc. Wall-mounted wash hand basin

OPEN PLAN LOUNGE/KITCHEN/DINER 42'10" x 21'3" (13.06 x 6.50)

A beautiful sized living space for every family with oak flooring to the lounge and dining area. A triple aspect room with four wooden double-glazed sash windows with window seats to the front, rear and side elevations. Four contemporary wall-mounted radiators. Spotlighting.

KITCHEN

Matching twin tone Shaker-style base and wall-mounted units to include integral twin AEG oven, AEG fridge-freezer and AEG dishwasher. Wall-mounted Ariston boiler concealed in unit. Polished stone work surfaces with inset stainless steel sink unit with mixer tap. Polished stone central island unit with breakfast bar with inset AEG induction hob and a selection of pull out drawers underneath. Contemporary AEG extractor hood over. Slate floor. Stone splash-back. Door opening into the utility.

UTILITY ROOM 12'0" x 6'5" (3.67 x 1.96)

Matching base units with roll-edge laminate work surface over. Inset ceramic sink unit. Spaces for a washing machine and tumble dryer. Slate floor. Back door with double-glazed window to one side leading out to the rear garden. Access into the inner hallway.

INNER HALLWAY 9'5" x 4'0" (2.89 x 1.22)

Slate flooring. Door leading out to the side of the property.

GUEST SUITE 15'3" x 12'7" (4.66 x 3.85)

Wooden sash window to front elevation with window seat. Spotlighting. Contemporary radiator. Door leading into the

EN-SUITE

Attractive matching suite of contemporary close-coupled wc and wall-mounted wash hand basin with waterfall tap. Chrome heated towel rail. Part tiled walls. Double shower cubicle with twin shower heads. Wooden double-glazed sash window to rear elevation. Ceramic tiled floor. Extractor fan. Spotlighting.

FIRST FLOOR LANDING

Oak flooring. Two double-glazed Velux windows to rear elevation. Storage cupboards into the eaves. Gallery landing looking over the staircase. Doors lead through to the bedrooms and bathroom.

MASTER BEDROOM 20'3" x 18'10" max (6.19 x 5.75 max)

A dual aspect room with a double-glazed sash window to front elevation with views towards Plympton Castle. Storage cupboards into the eaves. Door to cupboard housing the pressure tank. Spotlighting. Contemporary radiator. Door into the en-suite.

EN-SUITE 12'10" x 9'5" (3.93 x 2.88)

An opulent bathroom with free standing bath, double shower cubicle with twin shower heads. Contemporary close-coupled wc. Wall-mounted sink with waterfall tap. Spotlighting. Extractor fan. Ceramic tiled floor. Charcoal grey brick effect tiled walls. Double-glazed Velux to side elevation.

BEDROOM THREE 16'5" x 13'2" max (5.01 x 4.03 max)

Double-glazed sash window to front elevation. Contemporary radiator.

BEDROOM FOUR 15'7" x 10'3" (4.77 x 3.13)

Contemporary radiator. Storage cupboard into the eaves. Double-glazed Velux window to side elevation.

BATHROOM 7'2" x 7'1" (2.19 x 2.17)

Matching suite of tiled panelled bath with central taps and corner shower cubicle with twin shower heads. Chrome heated towel rail. Contemporary close-coupled wc. Wall-mounted wash hand basin. Tiled walls and tiled floor. Spotlighting. Extractor fan. Double-glazed Velux window to roof.

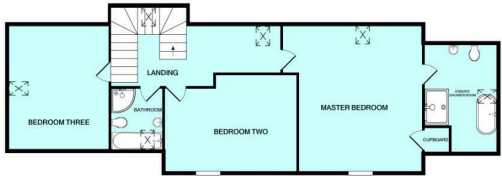
OUTSIDE

The property is approached via a brick paved drive allowing off-road parking for up to four vehicles. This is bordered on one side by a large section of lawn with a path running alongside the property to the rear garden. The rear garden is mainly laid to lawn with a large slate patio to one side.

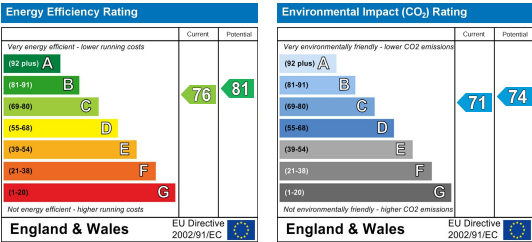
Area Map



Floor Plans



Energy Efficiency Graph



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