Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



Plympton, Plymouth, Offers Over £850,000







SUMMARY
Nestled within an exclusive, gated enclave, this masterfully-designed detached family residence epitomises sophisticated elegance and modern luxury. Recently enhanced with a suite of high end upgrades, the property now boasts advanced solar energy panels, a gas central heating system, and premium air conditioning within the expansive open-plan kitchen, dining, and family area. This prestigious home welcomes you with a grand entrance hall, a refined sitting room, and an open-plan living space ideal for both entertaining and relaxation. The thoughtfully-appointed utility room, study/games room, and downstairs WC offer practical luxury, while the custom-fitted boot room provides seamless organisation. Each of the four double bedrooms is a private retreat, featuring sumptuous ensuite facilities. The residence is complemented by a double garage and exquisitely landscaped gardens, creating an idyllic sanctuary. Double-glazing and central heating envelop the home in comfort and efficiency.

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL
16'6" x 10'3" max (5.03 x 3.14 max)
An impressive hall featuring an illuminated oak staircase with sleek, glazed panels. Under-stairs storage houses underfloor heating manifolds and solar inverter and batteries. The space is finished with ceramic tiles, underfloor heating, and discreet spotlighting.

CLOAKROOM
6'8" x 4'9" (2.05 x 1.46)
This beautifully appointed space features premium sanitary fixtures, including a wall-mounted hand basin with a waterfall tap, all accentuated by tasteful spotlighting and a ceramic tiled floor with under-floor heating.

BOOT ROOM
6'9" x 4'8" (2.06 x 1.43)
Ceramic tiled floor with underfloor heating. Spotlighting.

SITTING ROOM
16'5" x 17'2" max (5.01 x 5.25 max)
The sitting room offers a dual aspect with expansive bi-fold double-glazed doors . A contemporary wood-burning stove serves as the focal point against luxurious oak flooring with underfloor heating.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM
34'4" x 16'6" max (10.49 x 5.04 max)
This magnificent space is the heart of the home, with bi-fold doors framing breathtaking views of the landscaped gardens. The gourmet kitchen features dual-colour Shaker-style cabinets, superior AEG appliances, polished stone surfaces, and a central island. Elevated with spotlighting and underfloor heating, it seamlessly integrates with the dining and family areas.

UTILITY ROOM
9'1" x 6'3" (2.77 x 1.91)
A well appointed utility space with quality base units, roll-edged laminate surfaces, and provisions for laundry appliances. Includes a Velux roof light and underfloor heating, enhancing functionality with style.

STUDY/GAMES ROOM
14'8" x 9'2" (4.49 x 2.81)
This versatile space is enhanced by custom cabinetry and an artisanal drinks bar, offering garden views and seamless indoor-outdoor access.

FIRST FLOOR LANDING
An elegant transition space offering a Velux window, refined wood flooring, and practical elements such as an airing cupboard housing a pressurised cylinder.









MASTER BEDROOM
13'3" x 10'10" plus door access (4.06 x 3.32 plus door access)
This lavish suite presents dual-aspect views and sumptuous details. The adjoining dressing room with its bespoke storage solutions leads to a spa-like ensuite with contemporary fixtures and heated towel rail.

DRESSING ROOM
9'8" x 5'2" (2.96 x 1.58)

MASTER ENSUITE
7'3" x 6'7" (2.22 x 2.02)

BEDROOM TWO
17'5" narrowing to 6'10" x 16'3" narrowing to 9'1" (5.32 narrowing to 2.1 x 4.97 narrowing to 2.78)
A dual aspect room with double-glazed windows to front and rear elevations. Spotlighting. Door into en-suite.

ENSUITE TWO
10'0" x 6'8" max (3.07 x 2.05 max)
Each suite provides a private oasis, characterised by designer sanitary ware, sophisticated lighting, and exquisite tiling. Dimensions and aspects offer individual appeal, ensuring luxury for every resident.

BEDROOM THREE
13'7" x 12'9" max (4.15 x 3.89 max)
Double-glazed window to rear elevation with views towards Plympton St Maurice. Door into en-suite.

ENSUITE THREE
8'11" x 4'11" (2.73 x 1.5)

BEDROOM FOUR
16'6" x 11'3" max (5.03 x 3.44 max)
A tripled aspect room with double-glazed windows to front, and both side elevations. Loft hatch. Spotlighting. Door into en-suite.

ENSUITE FOUR
12'8" x 3'2" (3.88 x 0.97)

OUTSIDE
Approached via a tastefully-designed brick-paved driveway with an electric car charging point, the external features include secure parking, a double garage, and an enchanting landscape comprising an Indian sandstone patio and flowing lawns. Elegant planters and a brick boundary enhance the refined gardens, setting the stage for al fresco entertaining.

DOUBLE GARAGE
16'6" x 17'4" plus bin reccess area (5.04 x 5.3 plus bin reccess area)
Electronic up and over door. Power and light. Wall-mounted boiler. Courtesy door into the utility room.

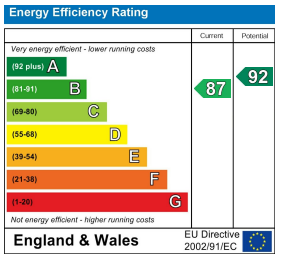
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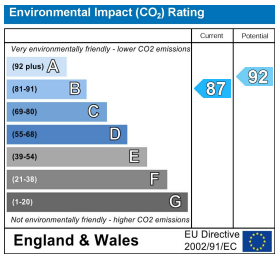
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.











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