



6 The Ridings, Stoke Gabriel, TQ9 6GG
Freehold House - Semi-Detached
£340,000

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Situated within the award-winning Kings Orchard development in the highly sought-after village of Stoke Gabriel, this beautifully presented three-bedroom home offers an exceptional blend of modern comfort, quality craftsmanship and idyllic South Devon living. Built by the highly regarded Cavanna Homes in 2020, the property enjoys spacious and wonderfully light accommodation, thoughtfully designed for contemporary family life whilst complementing its charming village surroundings.

Occupying a peaceful position just a short five-minute stroll from the heart of the village, the property immediately impresses with its attractive appearance and welcoming feel. With four years remaining on the NHBC warranty, buyers can enjoy both peace of mind and the confidence of owning a modern, energy-efficient home finished to a high specification throughout.

The approach to the property is both practical and inviting, with a neat front patio area creating an attractive first impression. A spacious entrance porch provides excellent day-to-day practicality with useful through access directly into the rear garden, where a dedicated bin and bike storage area is discreetly positioned to the side of the house. The property also benefits from two allocated off-road parking spaces directly outside, with additional space to comfortably accommodate a third vehicle if required.

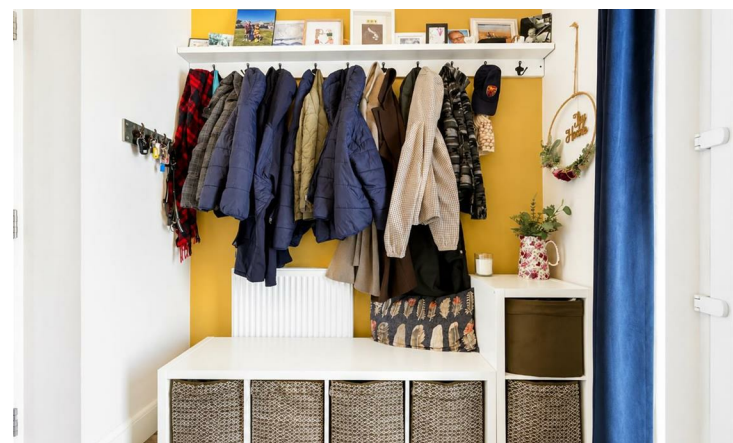
Stepping inside, the thoughtful design of the home quickly becomes apparent. A convenient ground floor cloakroom/WC complements the spacious and welcoming layout, while the bright living room creates an excellent central hub for relaxing and entertaining. Large double glazed windows allow natural light to flood the space, enhancing the warm and stylish presentation found throughout.

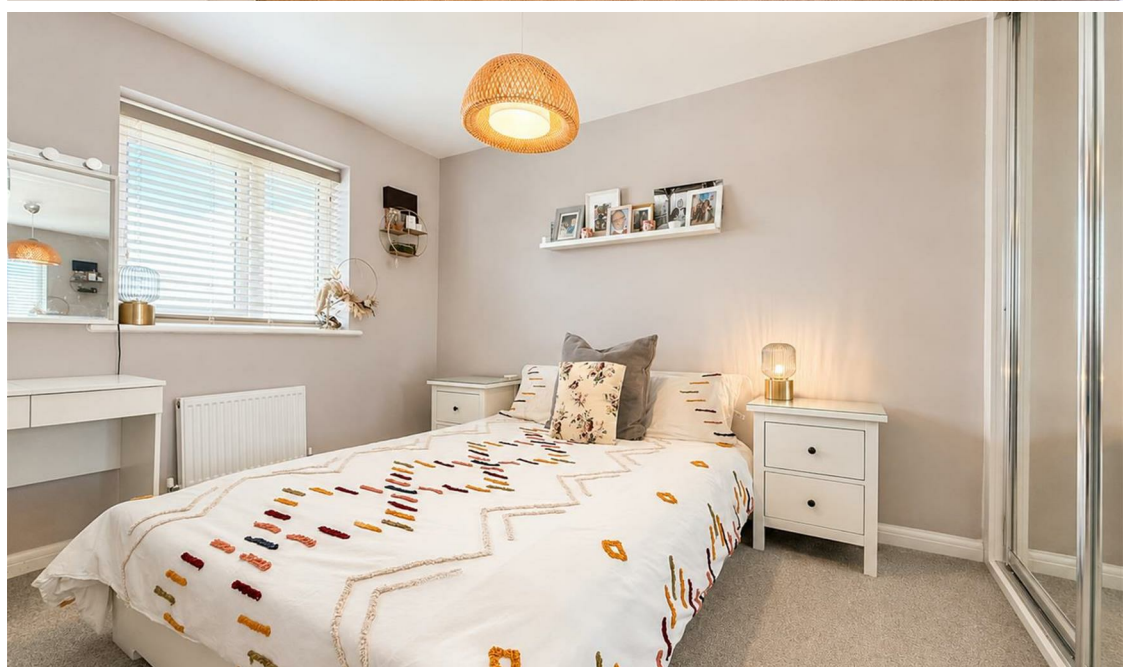
To the rear, the contemporary kitchen/diner has been designed with both style and practicality in mind. Finished with sleek modern units, quality integrated appliances and excellent storage, the space enjoys pleasant views over the beautifully maintained rear garden. The dining area works effortlessly for both family life and entertaining, with easy access outside creating a seamless indoor/outdoor feel during the warmer



- Spacious Semi Detached Freehold House
- Remainder of NHBC Warranty
- 2 Seating Areas For Al Fresco Dining
- Summer House & Store With Power

- Modern & Stylish Kitchen Diner
- Highly Desirable Village Location
- Low Maintenance Astro Turf Lawn
- Ample Parking To Front





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The rear garden is undoubtedly one of the property's standout features, beautifully designed for low-maintenance enjoyment with an attractive combination of artificial lawn and a stylish lower composite decked seating area. The garden enjoys sunshine throughout the day, with the area nearest the kitchen becoming a wonderful evening sun trap — perfect for al fresco dining, entertaining or simply relaxing outdoors.

Further enhancing the space is a spacious summer house complete with power and lighting, ideal for a home office, gym, hobbies room or garden bar. Attached to the side is a highly useful storage shed, providing excellent additional space for garden equipment, bikes or outdoor furniture.

Upstairs, the accommodation continues to impress with two particularly generous double bedrooms, both filled with natural light, whilst one benefits from an attractive Juliette balcony. The third bedroom offers excellent flexibility as a nursery, dressing room or home office, all served by a beautifully finished contemporary family bathroom.

Double glazed windows and efficient modern construction ensure the property remains warm, comfortable and energy efficient throughout the year. Combined with the thoughtful layout, generous storage and high-quality finish, this is very much a true turn-key home perfectly suited to modern living.

Stoke Gabriel remains one of South Devon's most desirable waterside villages, situated within an Area of Outstanding Natural Beauty at the head of a creek on the River Dart. Centred around its picturesque Mill Pond, historic cottages and riverside quay, the village offers a wonderful lifestyle with kayaking, paddleboarding, boating and riverside walks all close at hand, alongside highly regarded pubs and restaurants including Emma's and The River Shack. With a thriving community atmosphere and excellent access to Totnes, Dartmouth and the wider South Hams coastline, this is a superb opportunity to enjoy village life at its very best.

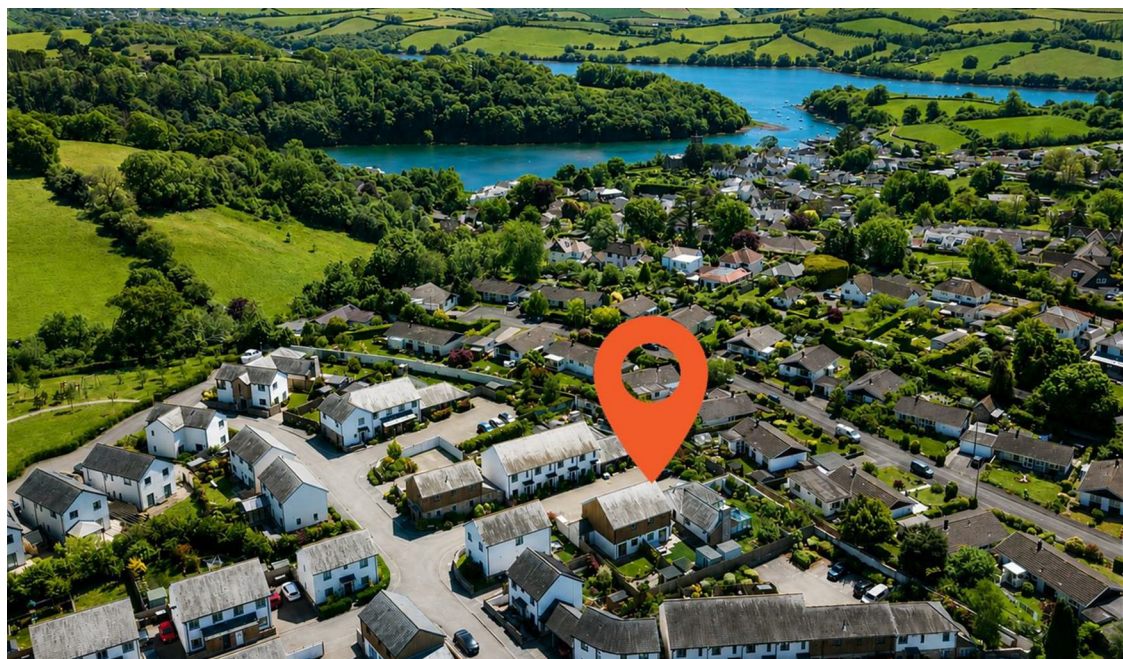


Council Tax Band: D

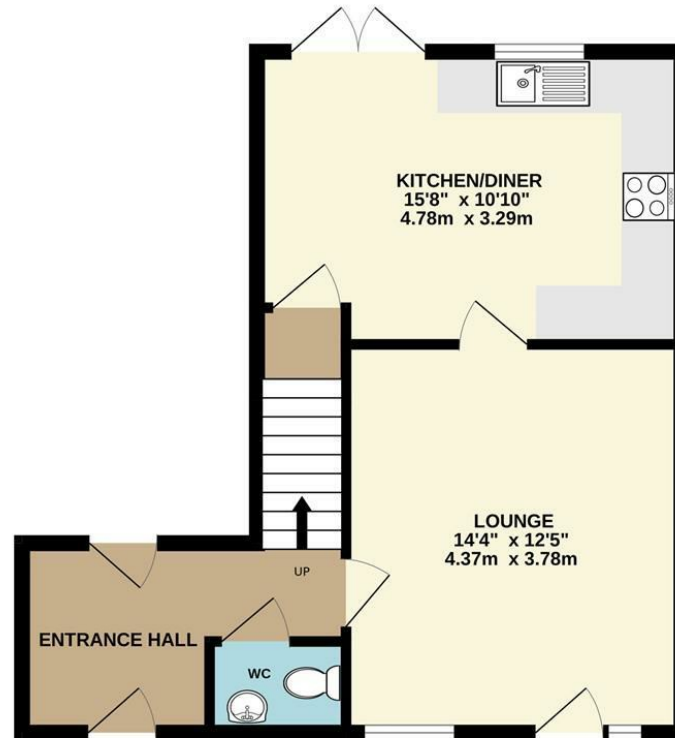
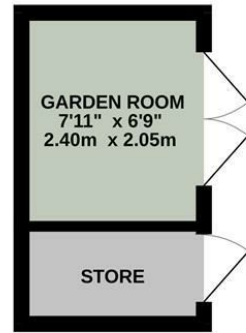


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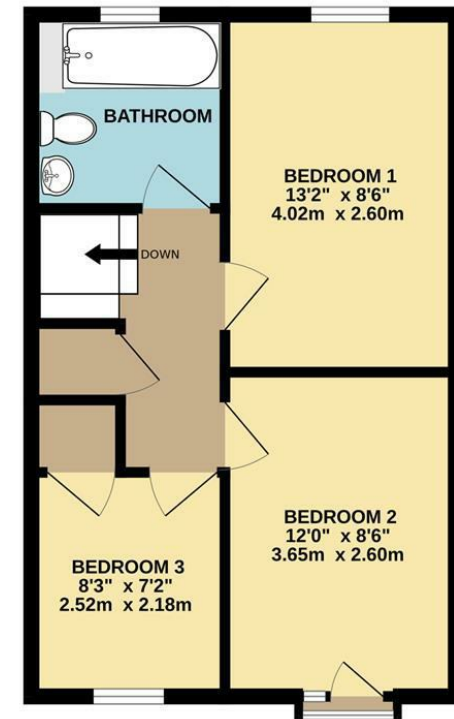
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GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



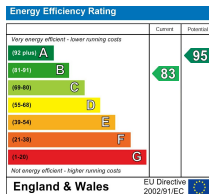
1ST FLOOR
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating: B



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