



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# 28 Kensey Valley Meadow Launceston PL15 9NB



**Asking Price - £399,950**



Changing Lifestyles

01822 600700



# 28 Kensey Valley Meadow, PL15 9NB



- Spacious five-bedroom detached home in an elevated position
- Two en-suite bedrooms plus a modern family bathroom
- Solar panels with battery storage for improved energy efficiency
- Dual-aspect living room with bay window and garden access
- Modern kitchen with feature island
- EV Charging Port and Solar Panels For Affordable Living.
- Garage and Additional Off Street and Communal Parking



Set in an elevated position on the edge of a well-regarded residential development, this impressive and generously proportioned detached home offers flexible, well-presented accommodation, ideal for growing families or those seeking ample space. With five genuine double bedrooms—a rare feature in modern homes, this property combines practicality with comfort in a sought-after location.

The property also benefits from a series of thoughtful upgrades made by the current owners, including a new boiler installed two years ago, solar panels with battery storage, and an EV charging port.

Upon entering the home, you're greeted by a spacious and welcoming hallway that immediately sets the tone for the rest of the property. Off the hallway is a convenient downstairs cloakroom and a separate study, perfect for those working from home or in need of a quiet space for reading or homework.

The main living area is a bright and inviting front-to-rear sitting room, enhanced by a beautiful bay window with a window seat that looks out onto a striking mature Oak tree—an attractive and tranquil focal point. At the opposite end, patio doors open directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living.

Adjacent to the sitting room, the separate dining room also enjoys access to the garden and is ideally positioned next to the kitchen, making it a natural spot for entertaining or family meals. The kitchen itself is thoughtfully designed with a wide range of fitted eye- and base-level units, sleek integrated appliances, and generous worktop space. At its heart is a stylish central island unit, perfect for casual dining, food preparation, or socialising while cooking. A separate utility room sits just off the kitchen, providing additional storage and space for laundry.

Upstairs, you'll find five well-proportioned double bedrooms—a standout feature in today's housing market. The master bedroom benefits from its own en-suite shower room, offering privacy and convenience, while the guest bedroom also enjoys en-suite facilities, ideal for visiting friends or extended family. The remaining bedrooms are served by a modern family bathroom, complete with a bath and a separate shower enclosure, catering to all needs.

Outside, the property continues to impress. To the front is an enclosed and elevated garden area that captures views of the surrounding countryside, offering a peaceful outlook. The rear garden is walled and enjoys a mix of lawn, decking, patio, and paved seating areas—perfect for summer barbecues, outdoor dining, or simply relaxing in the afternoon and evening sun. The garden has been designed to be both attractive and practical, with well-defined spaces for a variety of uses.



# Changing Lifestyles

Launceston is a charming and historic town with the imposing Launceston castle keeping watch over the town and its surroundings. Nicknamed 'the gateway to Cornwall', Launceston is located right on the border of Cornwall and Devon, with the River Tamar delineating almost the entire boundary between the two.

It has great access to the stunning coastlines of Cornwall and Plymouth and Exeter further afield, with the A30 providing a convenient connection.

In the town itself, you can find a range of unique businesses and the occasional national store, such as Tesco, WH Smith and Costa Coffee. Furthermore, there are local amenities such as a leisure centre, healthcare facilities, and good primary and secondary schools.



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Sales & Lettings on  
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on this property.

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Floor 1 Building 1

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

### PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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