



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Woodacre  
Tavistock  
PL19 9AQ



**Asking Price - £895,000**



Changing Lifestyles

01822 600700



# Woodacre, Down Road



- Prime and rarely available location on one of Tavistock's most prestigious roads
- High-quality modern home built to an exceptional specification throughout
- Stunning open-plan kitchen/dining room with integrated appliances and bi-fold doors
- Elegant living room with wood-burning stove and garden access
- Sleek home office, utility room and ground floor cloakroom
- Three generous double bedrooms, all with luxury en suite bathrooms
- Impressive principal suite with dressing area, freestanding bath and walk-in shower
- Private driveway, larger-than-average garage and beautifully maintained gardens with summer house



Occupying an exceptional and rarely available position on arguably Tavistock's most prestigious road, set on the Island at the top of Down Road, this outstanding contemporary home enjoys an enviable combination of privacy, prestige and convenience. With the town centre within comfortable walking distance and the open expanses of Dartmoor quite literally on the doorstep, the location alone sets this property apart as something truly special.

Constructed just a few years ago to an exacting standard, the house has been thoughtfully designed to deliver modern luxury, elegant proportions and effortless day-to-day living. From the moment you step inside, the quality of finish is immediately apparent. A generous and welcoming entrance hall creates a strong first impression and provides access to the principal living spaces, all of which are beautifully styled and flooded with natural light.

At the heart of the home is a stunning kitchen and dining room, perfectly suited to both family life and entertaining. Finished to a high specification, the kitchen features an extensive range of contemporary cabinetry, integrated appliances, a boiling water tap and clean, refined lines throughout. Bi-fold doors open directly onto the garden, seamlessly blending indoor and outdoor living and creating an ideal space for summer gatherings or relaxed evenings at home.

The living room offers a more intimate yet equally impressive setting, with double doors opening onto the front garden and a wood-burning stove providing warmth and character. From here, a discreet door leads through to a sleek and stylish home office, ideal for those working remotely or seeking a quiet retreat.

Practicality has been carefully considered, with a well-appointed utility room offering excellent storage alongside a built-in microwave, complemented by a contemporary cloakroom on the ground floor. A striking glass balustrade staircase rises to the first floor, adding a further sense of architectural interest and refinement.

Upstairs, the property continues to impress with three generous double bedrooms, each benefitting from its own beautifully appointed en suite. The principal suite is particularly noteworthy, featuring a dedicated dressing area and a luxurious en suite bathroom complete with a statement freestanding bath and a walk-in shower, creating a hotel-style sanctuary within the home.

Externally, the property is equally well presented. A private driveway provides off-road parking and leads to a larger-than-average garage, offering excellent storage or workshop potential. The front garden is laid to lawn with useful sheds discreetly positioned, while the rear garden provides a peaceful and enclosed setting, mainly laid to lawn with a patio area, perfect for al fresco dining. A charming summer house further enhances the outdoor space, offering flexibility for relaxation, hobbies or entertaining.

Rarely does a property of this calibre, age and design come to market in such a coveted Tavistock location. Combining contemporary luxury with an unrivalled setting, this is a truly unique home that must be viewed to be fully appreciated.

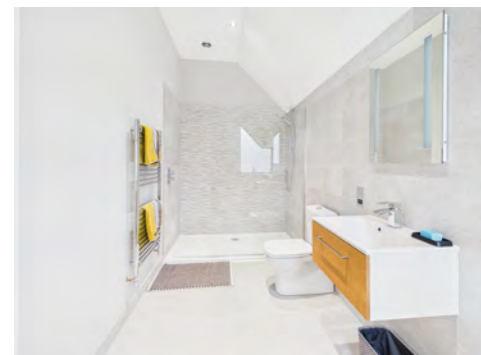
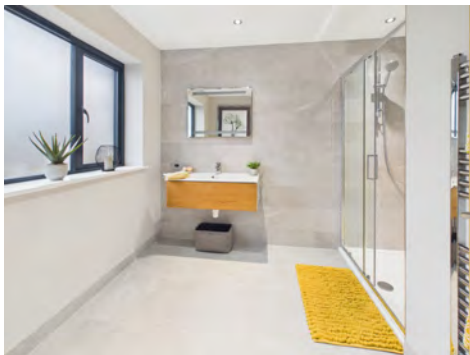


Tavistock is a thriving stannary market town in West Devon, nestled on the western edge of Dartmoor National Park. Tavistock is an ancient town, rich in history dating back to the 10th century and famed for being the birthplace of Sir Francis Drake. Largely the 19th-century town centre is focused around Bedford Square which is a short stroll from this property.

The town offers a superb range of shopping, boasting the famous Pannier Market and a wide range of local and national shops. Also there are public houses, cafes, restaurants, social clubs, riverside park, leisure centre, theatre, doctors surgery, dentists and Tavistock Hospital. There are excellent educational facilities including primary and secondary schools in the state and private sector.

The town has superb recreation and sporting facilities including; Tennis club, bowls club, golf club, cricket clubs, football club and athletics track. Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.

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Floor 0



Floor 1

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