

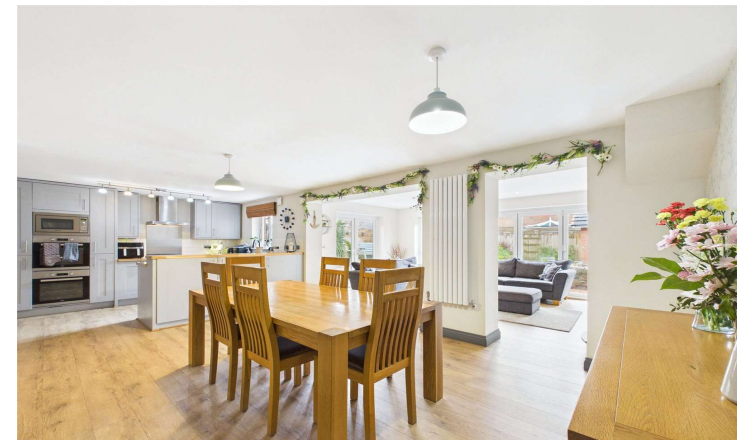


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Kingdon Way  
Holsworthy  
Devon  
EX22 6FN

**Asking Price: £395,000 Freehold**



**Changing Lifestyles**

**01409 254 238**  
**holsworthy@boproperty.com**

8 Kingdon Way, Holsworthy, Devon, EX22 6FN



- DETACHED HOUSE
- OFF-ROAD PARKING AND GARAGE
- 4 BEDROOMS (1 EN-SUITE)
- BEAUTIFUL OPEN PLANNED KITCHEN / DINING ROOM / LIVING ROOM
- WELL PRESENTED THROUGHOUT
- PRIME SETTING WITHIN THE MARKET TOWN OF HOLSWORTHY
- WALKING DISTANCE TO LOCAL AMENITIES



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## Overview

**Bond Oxborough Phillips are delighted to present this exceptional four-bedroom detached family home, beautifully styled and immaculately maintained throughout. Positioned within a sought-after Redrow development, the property enjoys a convenient edge-of-town setting, just a short stroll from a variety of local amenities.**

**Upon entering, you are greeted by a spacious and welcoming entrance hallway, offering access to a well-appointed ground floor cloakroom complete with a low-level W.C. and a wall-mounted wash hand basin. The elegant living room, located at the front of the property, is bathed in natural light from a striking bay window, while a recently installed log burner creates a warm and inviting atmosphere—perfect for relaxing evenings.**

**Undoubtedly the heart of the home is the stunning open-plan kitchen, dining, and living space. Thoughtfully extended, this impressive area provides a superb environment for both everyday family life and entertaining. Featuring bi-fold doors that seamlessly connect the indoors with the rear garden, along with a second log burner, this versatile space can be enjoyed all year round. A separate utility room, conveniently located off the kitchen, offers additional storage and side access.**

**Upstairs, the property continues to impress with well-proportioned and stylishly presented accommodation. The principal bedroom benefits from a generous built-in storage unit and a contemporary en-suite shower room, comprising a walk-in shower, low-level W.C., and wall-mounted wash basin. The modern family bathroom is equally well-equipped, featuring a bath with shower over, wall-mounted basin, heated towel rail, and W.C. Two further spacious double bedrooms, along with a versatile single bedroom or home office, complete the first floor. An additional storage cupboard provides practical space for linens and towels.**

**Externally, the enclosed rear garden has been thoughtfully designed to maximise enjoyment, offering multiple seating areas ideal for entertaining. A built-in BBQ creates the perfect setting for summer gatherings, while an undercover hot tub adds a touch of luxury. To the front, the property benefits from off-road parking.**

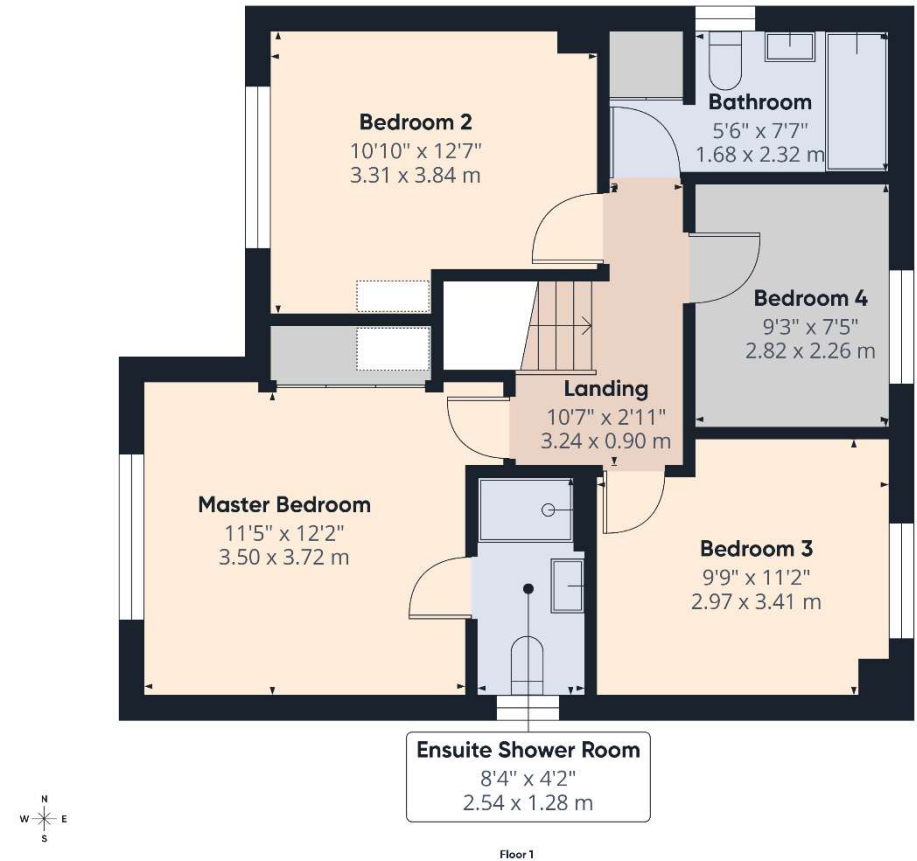
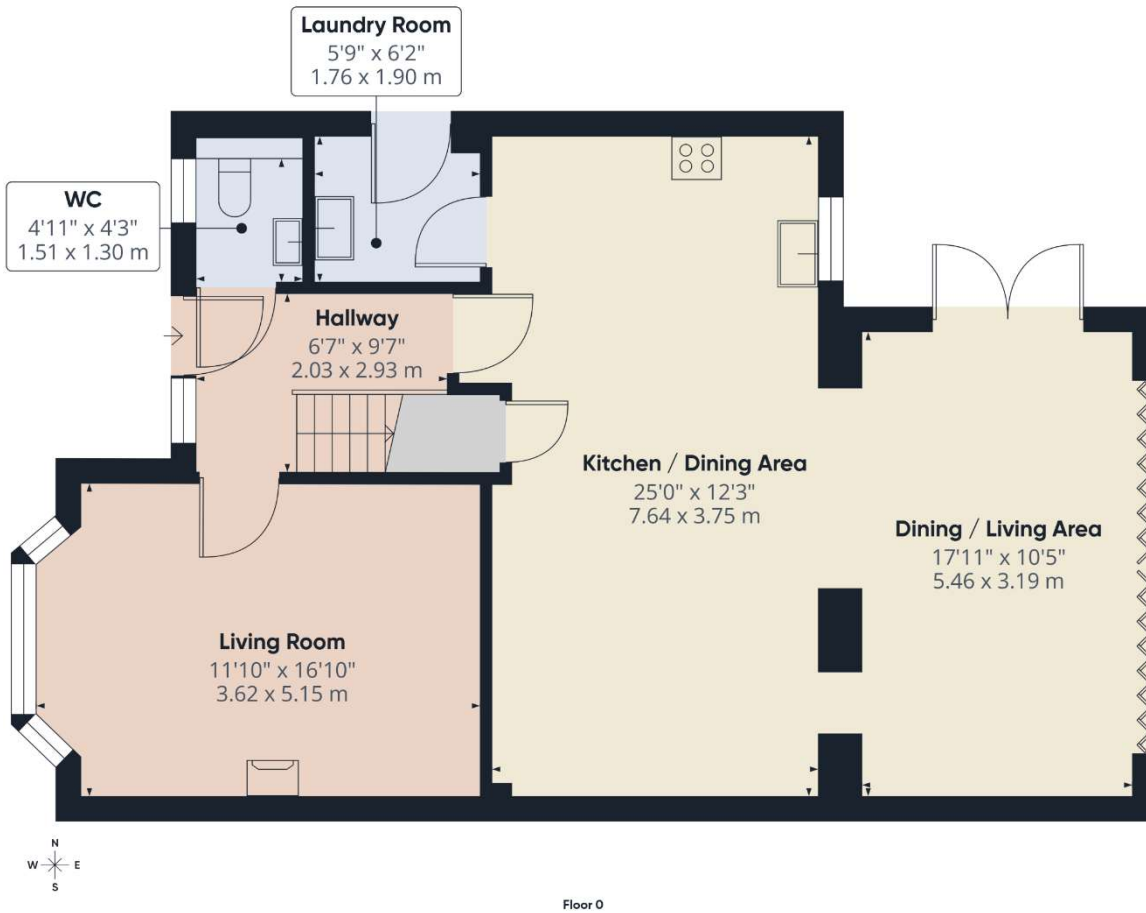
**This outstanding home truly must be viewed to fully appreciate the space, quality, and lifestyle on offer. Presented to an impeccable standard both inside and out, it is ready for immediate occupation—perfect for those looking to settle straight in and start making lasting memories.**

**AGENT NOTES** - 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 £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

**SERVICES** - Mains water, electricity and drainage. Metered LPG gas from onsite communal tank.

**EPC RATING** - The EPC rating for the property is TBC.

**COUNCIL TAX BAND** - The council tax band for the property is an 'E' (please note this council band may be subject to reassessment).



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## Area Information

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle, and its excellent website [www.rubycountry.com](http://www.rubycountry.com) is well worth a visit.



## Directions

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road and at the mini-roundabout at the top of the hill turn right into Clifton Heights. Proceed into the development, taking the first right, and then turn right again. Proceed to the end and number 8 will be found on your right hand side.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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**EPC is to be confirmed**



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Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.

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