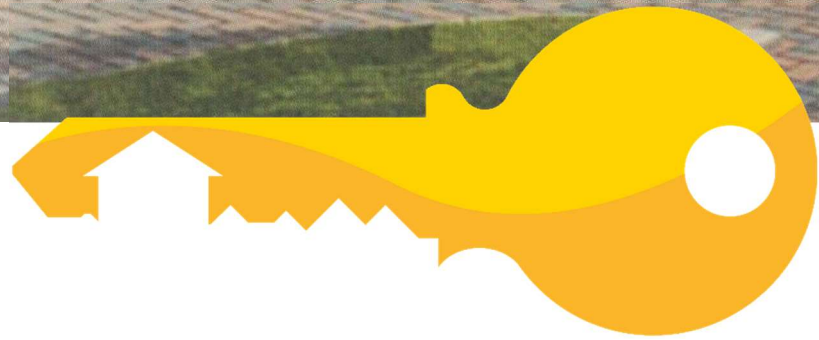


OPEN 7
DAYS A WEEK



**The Kingswood, Rydon Village,
Holsworthy, Devon, EX22 7FD**

This extremely spacious, 3 bedroom (1 en-suite), detached, new build bungalow with garden, garage, and off road parking. Conveniently situated on the edge of Holsworthy on this prestigious, high quality development for the over 55's.



Prices From £495,000 Freehold

Bond Oxborough Phillips

INDEPENDENT ESTATE AGENTS *The key to moving home*

Albion House, 4 High Street, Holsworthy, Devon, EX22 6EL
T 01409 254 238 E holsworthy@bopproperty.com

The Kingswood, Rydon Village, Holsworthy, Devon, EX22 7FD

The accommodation briefly comprises: Entrance Hall, Sitting/Dining Room, Kitchen, Utility Room, En-Suite Master Bedroom, 2 Further Bedrooms, and Bathroom.

THE DEVELOPMENT

Rydon Village is unlike any other village in the South West. Conceived by a local landowner in conjunction with a long established family owned building company, it aims to provide a quiet and peaceful sanctuary from which you can venture out to enjoy life and return to unwind and recharge your batteries. For this reason its' benefits are restricted to those over 55 and their partners. Maturity brings some privileges and Rydon Village is one of them. In keeping with their beautiful surroundings, the mellow elevations of the properties themselves bear more than a passing resemblance to New England style architecture, whilst the contemporary interiors have been created under the watchful eye of a highly regarded interior designer; attention to detail being the watch word. From the minute you enter the manicured grounds of Rydon Village to the moment you ease out through the electronic gates in your car, you will experience a sense of security.

THE SITEPLAN

Rydon Village has been carefully landscaped and designed to take advantage of the beautiful, gently sloping fields it occupies, and the views across the valley of rolling pasture. The lake, and other green spaces, as well as the river, are important features, all creating a wonderful feeling of space - quite unlike any other development in the region.

RYDON CLUBHOUSE

In addition to the the maintenance of the landscaped grounds, green space, conservation area, lake and wooded streamside walks, Rydon Clubhouse will enable you to enjoy an entire raft of additional benefits. Opportunities for relaxing with friends over refreshments in the resident's lounge, or on long summer evenings, on the charming veranda. A range of catering will be available via clubhouse staff, who will also be happy to arrange for gardening and maintenance services. Shopping arrangements will be available for every day necessities, whilst fitness and treatment rooms will offer hairdressing and a range of therapies.

LOCATION

Rydon Village is set on the outskirts of the pretty Devonshire market town of Holsworthy. Nestling in a rural landscape of rolling green hills and wooded river valleys, this small exclusive development will provide a secure and quiet location within easy reach of the bustling market town and the spectacular Cornish coastline, which is only a short drive away. The historic town of Holsworthy hosts a weekly pannier market and also a thriving livestock market. Local produce, flowers, gifts and an excellent range of shops are complemented by a Waitrose supermarket. It is a friendly and welcoming town with traditional values, perhaps, a touch old fashioned, but none the worse for that. An 18 hole golf course, bowling, cricket and football clubs, are all close by, together with a leisure centre, ensuring all manner of sporting interests and activities are catered for. Opportunities for walking are many and varied with Dartmoor National Park to the South and coastal footpaths to the North. Rydon Village itself will offer access to the cycle path network which covers a large section of this part of the world. Fishing will also be available in the lake. The cities of Exeter and Plymouth and town of Newquay are all within easy reach by car or coach, and offer airports, mainline railway stations and motorway connections, together with a host of shopping and leisure facilities.

DIRECTIONS TO FIND

From Holsworthy proceed on the A3072 Bude Road, passing the Rydon Inn on the left and the entrance to the development will be found a short way along on the left hand side.

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

SITTING/DINING ROOM

KITCHEN

UTILITY ROOM

MASTER BEDROOM

EN-SUITE

BEDROOM 2

BEDROOM 3

BATHROOM

OUTSIDE The property benefits from a garden, off road parking, and a **GARAGE**.

SERVICES Mains water, electricity, and drainage. Please note, that the heating within the property is via an economical air source heat pump.

Bond Oxborough Phillips

Viewing arrangements through:

Albion House, 4 High Street, Holsworthy, Devon, EX22 6EL
T 01409 254 238 E holsworthy@bopproperty.com

COUNCIL BAND Yet to Be Assessed (please note this council band may be subject to reassessment).

FACILITIES Residents can enjoy the use of the Clubhouse, fishing lake, and secure gated community. Planning permission has been granted for a footpath connecting Rydon Village to Holsworthy town.

A monthly maintenance fee is payable - Figure to be confirmed.

We have not had sight of title documents. We have not checked that the property has all the necessary planning, building regulation approval, statutory or regulatory permissions or consents.

Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys and professional advice about all relevant aspects of the property including charges payable and lease details.

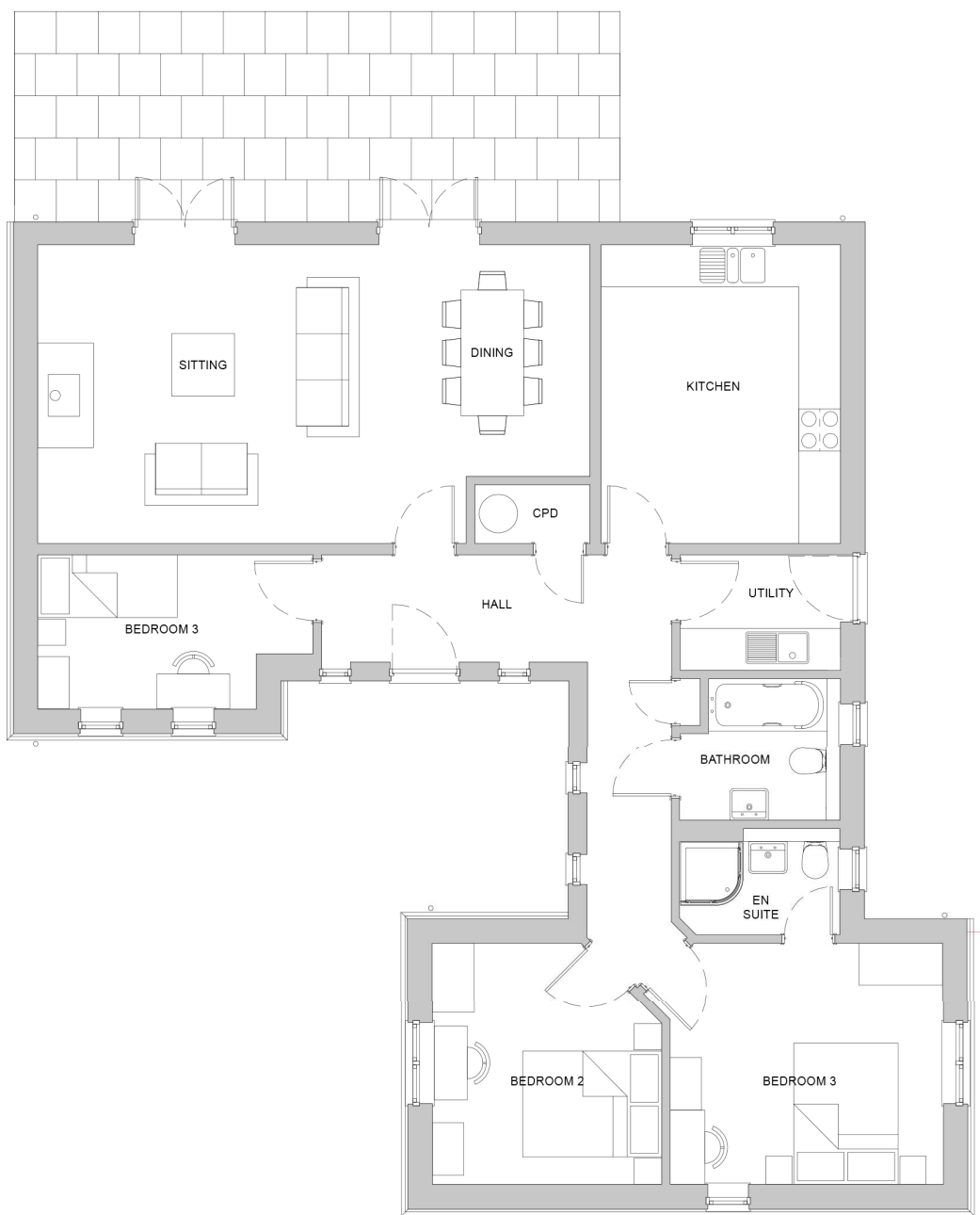
These sales particulars do not form part of any offer or contract.

Agents Note

Bond Oxborough Phillips have prepared these sales particulars as a general guide and include information provided to us by other parties including the seller, not all of which will have been verified by us.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Photographs, measurements, floor plans and distances are given as a guide only.

FLOORPLAN (not to scale)

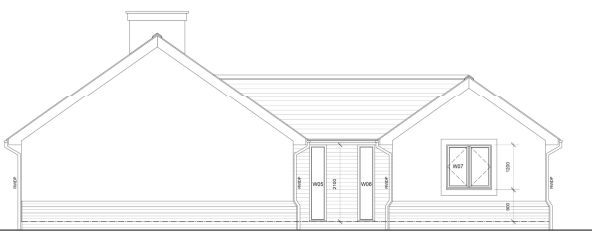




CLUBHOUSE & LAKE



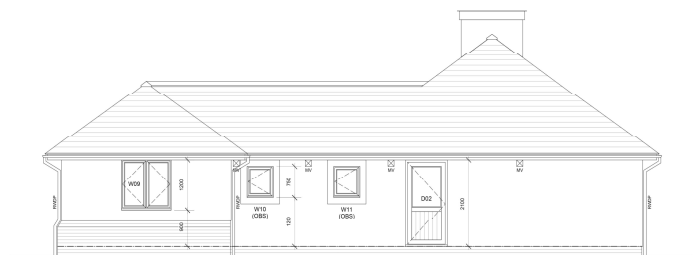
The photos below are to be used as a guide only to show examples of the quality of the interior finish.



Plot 40 Proposed Elevations

PROPOSED SIDE ELEVATION
Plot 38
Scale 1:50

PROPOSED FRONT ELEVATION
Plot 38
Scale 1:50



PROPOSED REAR ELEVATION
Plot 38
Scale 1:50

PROPOSED END ELEVATION
Plot 38
Scale 1:50