



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Green Hill  
Wadebridge  
PL27 6GD



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Offers Over - £825,000**



Changing Lifestyles

01208 814055



# 1 Green Hill, Wadebridge, PL27 6GD



Nestled just off Egloshayle in the ever-popular town of Wadebridge, sits a fabulous 4-bedroom detached home with modern living throughout...

- Impressive Detached Modern Home
- Four Double Bedrooms
- Four Bathrooms
- Stunning Views Over Wadebridge
- Spacious Open Plan Kitchen and Dining Room
- Practical Utility Room
- Private Rear Garden
- Off-Road Parking and Garage
- Solar panels
- Popular Town Location
- EPC - A
- Council Banding- F



Nestled on Green Hill, just off Egloshayle in the ever-popular town of Wadebridge, this exceptional 4-bedroom detached home boasts a sleek, modern design and high-quality finishes throughout. Offering both style and functionality, this home is perfect for families or those seeking contemporary living in a desirable location.

The heart of the home is the impressive open-plan kitchen and dining area, featuring premium built-in appliances, clean lines, and bi-fold doors that open seamlessly onto the garden. From here, you can enjoy sweeping views over Egloshayle Village and beyond, making it the perfect space for entertaining or simply relaxing.

The ground floor also includes a bright, spacious living room with sliding doors that allow access to the garden and flood the room with natural light, enhancing the home's airy feel. A convenient utility room, a W/C, and a generously sized ground-floor bedroom with its own en-suite complete the layout. The attached large single garage offers ample storage or secure parking.

Upstairs, the home continues to impress with three further bedrooms. Two of the bedrooms feature luxurious en-suites and walk-in wardrobes, providing a touch of elegance. The modern family bathroom serves the third bedroom, while an additional utility area with extra storage space and the boiler completes the upper floor.

Outside, the property boasts an expansive garden with a patio, perfect for outdoor dining and entertaining. A decking area adds to the outdoor appeal, along with a shed for extra storage. The large driveway provides ample parking for multiple vehicles, complemented by the attached garage and additionally the property boasts solar panels.

With its spacious layout, abundance of natural light, and meticulous attention to detail, this home truly ticks all the boxes. Whether you're drawn to the stunning views, the ample storage, or the modern design, a viewing is highly recommended to appreciate everything this property has to offer.





# Changing Lifestyles

Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really does have everything you need. Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath, both of which have excellent golfing facilities. The famous Camel Trail, a walk and cycle path that has replaced the old railway tracks from Bodmin to Padstow, runs through the town. You'll find attractive scenery and plenty of wildlife to be enjoyed along this riverside trail, a very pleasant, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.



Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





**Floor 0**



**Floor 1**

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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