



1 Hilltop Meadow, Newton Abbot

£685,000 Freehold

Semi Detached House • Five Double Bedrooms • Spacious Lounge • Open Plan Kitchen/Dining Room • Games Room • Utility Room • Modern Family Bathroom & En-Suite • Cloakroom • Dressing Room • Garage with Electric Charging Point & Off Road Parking

Contact Us...

📞 01626 365055

✉ newtonsales@chamberlains.co

📍 1 Bank Street
Newton Abbot TQ12 2JL


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From the moment you arrive, the property makes a strong first impression. The attractive frontage features a driveway with ample parking and an EV charging point, while a welcoming hallway sets the tone for the quality found throughout. On the entry level, the garage has been thoughtfully converted into a games room — perfect for entertaining or as a dedicated home office — alongside a useful downstairs WC and a well-appointed utility room fitted with quartz work surfaces and integrated appliances.

Descending to the lower ground floor, you enter the true heart of the home. This expansive open-plan living space has been designed for modern life, with underfloor heating running throughout. The kitchen is a sleek, contemporary space, fitted with quartz worktops, a central island and premium integrated AEG appliances, including a built-in coffee machine. The adjoining dining area offers a warm and inviting atmosphere, enhanced by a charming wood burner, making it a wonderful setting for family meals or gatherings with friends. Wide French doors flood the space with light and open directly onto the enclosed rear garden, which features a generous patio for outdoor dining and a neatly kept lawn beyond — an ideal spot for both relaxation and play.

Upstairs on the first floor, the lounge offers a beautiful retreat. A large bay window frames far-reaching views over the surrounding area, while a marble-hearth wood burner adds a touch of refined comfort. Also on this level are three well-proportioned bedrooms, including one with its own private balcony and fitted wardrobes. A spacious family bathroom, finished with quality fixtures and a shower over the bath, serves this floor.

The top floor is dedicated to a sumptuous principal suite, complete with a dressing room and a luxurious en-suite shower room. A further double bedroom with fitted wardrobes is also found here, along with a second family bathroom, ensuring excellent flexibility for family living or visiting guests.

Wolborough Hill is a quiet and prestigious residential location, just a short drive from Newton Abbot's vibrant town centre, with its range of shops, cafés, and mainline rail links. The property is freehold, with an annual management charge of £499, and benefits from a shared driveway.

This is a rare opportunity to secure a modern, beautifully designed home in one of Newton Abbot's most desirable areas — perfectly suited to those seeking comfort, style, and versatile living space in a serene yet well-connected setting.

Lounge - 4.57m x 6.10m (15'09" x 20'01")

Kitchen - 3.96m x 3.96m (13'06" x 13'00")

Dining Room - 4.57m x 6.10m (15'01" x 20'01")

Games Room - 3.96m x 3.35m (13'00" x 11'04")

Bedroom 1 - 4.57m x 4.88m (16'01" x 15'10")

Bedroom 2 - 3.96m x 3.66m (13'00" x 12'04")

Bedroom 3 - 4.57m x 2.74m (15'09" x 9'08")

Bedroom 4 - 3.96m x 3.05m (13'00" x 10'02")

Bedroom 5 - 4.27m x 2.74m (14'01" x 9'09")

Dressing Room - 2.15m x 3.0m (7'0" x 9'10")



Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)
EPC Rating - B

Teignbridge Council Tax Band - E
(£3,161.99 per year)

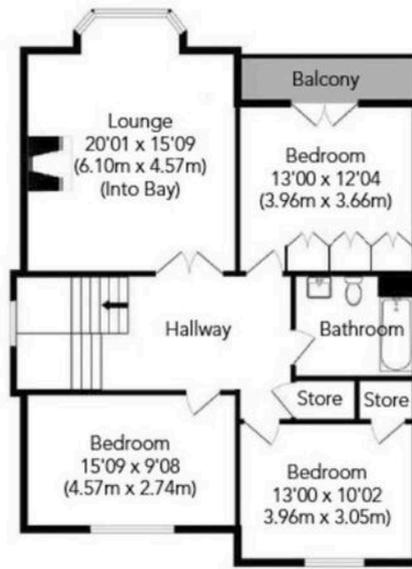
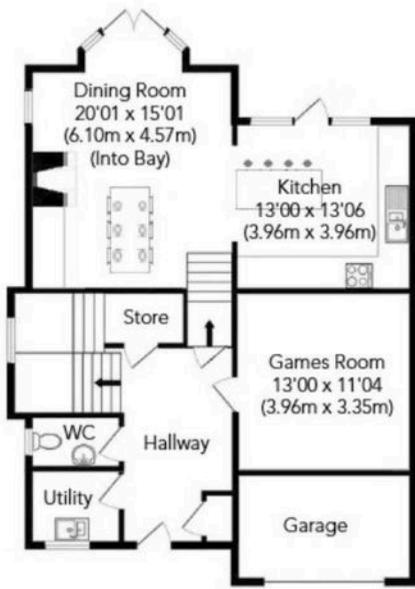
Mains Gas, Mains Electric, Mains Water and Mains Sewerage Supplied

Management Service Charge - £499 per year

Restrictions - Restrictive Covenants

Rights & Easement - Shared Driveway





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc are approximate and no responsibility will be taken for any error.

