



Milton Lodge










Brampford Speke, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A striking contemporary property offering high specification accommodation with landscaped gardens and a swimming pool, set in a highly sought-after village with elevated views over the Exe Valley.

A contemporary double-fronted home showcasing premium fixtures and fittings, stylish neutral décor and large picture windows that maximise the spectacular views over the River Exe and surrounding countryside. The property has excellent eco-credentials (EPC rated A) and is located in a highly desirable village, conveniently positioned for access to Exeter and its amenities.

	4 RECEPTION ROOMS		5 BEDROOMS		5 BATHROOMS
	DOUBLE GARAGE & POOL HOUSE		1.3 ACRES LANDSCAPED GARDENS		FREEHOLD
	VILLAGE		4,880 SQ FT		GUIDE PRICE £2,250,000



The property

Milton Lodge is a superb family home offering almost 4,900 sq ft of light-filled, flexible accommodation arranged over three floors. The accommodation flows from a reception hall with feature full height glazing and comprises a generous sitting room and family room/snug and an extensive open-plan kitchen/ dining/breakfast room. The kitchen features a range of wall and base units including a large central island, complementary work surfaces, modern integrated appliances and a breakfast area with space for a large dining table. Three sets of patio doors open to the rear terrace and a further set to a side verandah flooding the whole area with natural light. The ground floor accommodation is completed by a useful cloakroom, fitted utility room and an inter-connecting boot room.

On the lower ground floor, the property offers two further generous reception rooms with patio doors onto the garden. This floor provides flexible accommodation options with the potential to be used as an annexe with a family shower room or could provide a games room/gym and a home office.

On the first floor a part-galleried landing gives access to a spacious principal bedroom which benefits from a fitted dressing room and contemporary en suite bathroom with bath and separate shower. An additional double bedroom with dressing room and en suite shower room, three further double bedrooms, one with en suite shower room, and a modern family bathroom complete the accommodation on this floor.

This highly innovative home has a perfect EPC rating of 100, offering exceptional energy efficiency and high-performance living. Designed with impressive eco credentials, the property promotes optimal efficiency, sustainable living and a healthy living environment. The home features advanced insulation, triple glazed windows, a natural ventilation system, solar panels for electricity generation and battery storage, underfloor heating throughout and an air source heat pump reducing energy consumption and providing low carbon living. The home also features hardwired internet throughout, providing faster more energy-efficient connectivity.









Outside

Set well back from the road, the property is approached over a sweeping gravelled driveway bordered by mature specimen trees and shrubs, providing private parking and giving access to the link-attached double garage and the the EV charging point. The property is secured by electric entry gates that have remote controlled access. The well-maintained wraparound garden is laid mainly to gently-sloping lawn and features rendered steps from upper to lower levels with built-in flowerbeds, a rear aspect heated swimming pool with its own air source heat pump, paved surround and contemporary weatherboarded pool house with wraparound full-height glazing, kitchenette and shower room, a raised side verandah and a sizeable rear terrace, the whole screened by mature trees with exceptional elevated views over the River Exe and the Exe Valley beyond. In all the property enjoys a sizeable plot of approximately 1.3 acres.

Location

Located adjacent to the River Exe and its stunning walks, Brampford Speke village has an active

community and offers local shopping, a Grade I listed parish church, village hall, a well-regarded country pub and a good primary school. The nearby villages of Thorverton and Newton St. Cyres offer restaurants, a farm shop, primary schools and football, tennis and cricket clubs while further amenities are available in the bustling Mid Devon towns of Crediton and Tiverton. Exeter city centre offers a wide range of boutique and high street shopping including John Lewis, a shopping centre, supermarkets including Waitrose and leisure amenities including restaurants, cafés and wine bars, a private health club, theatres, museums, galleries and cinemas. The idyllic scenery of Dartmoor and the East Devon coast are both within easy reach. Communications links are excellent: the M5 links to the A38 to Plymouth, the A30 to Cornwall, and Bristol and London to the north and east, Newton St Cyres station and Exeter's mainline station offer regular services to central London and Exeter Airport provides an ever-increasing number of flights.



Distances

- Newton St Cyres station 3.5 miles
- Exeter St. David's station 4 miles
- Exeter 5.0 miles
- Crediton 7.5 miles
- M5 8 miles
- Exeter Airport 10 miles
- Tiverton 11 miles

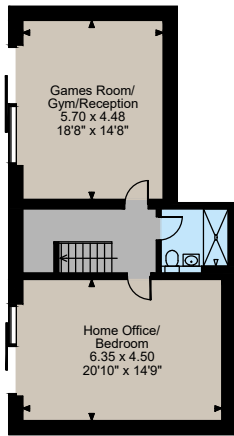
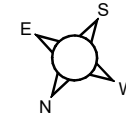
Nearby Schools

- Brampford Speke Church of England Primary School
- Thorverton Church of England Primary School
- Newton St Cyres Primary School
- Exeter Cathedral School
- St Wilfrid's School
- Crediton Queen Elizabeth's School
- Clyst Vale Community College
- Exeter School
- The Maynard
- Blundells Independent school

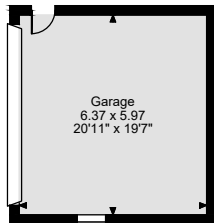




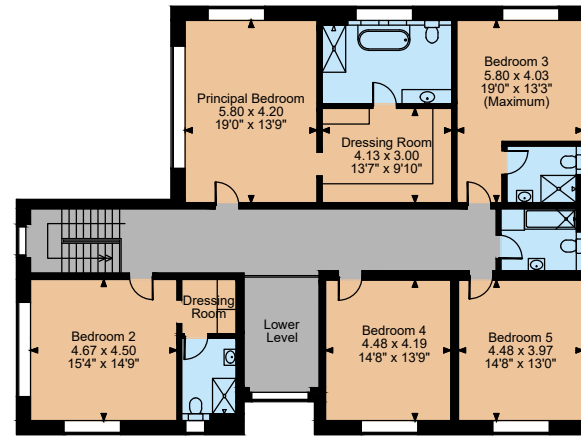
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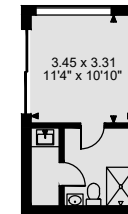
Lower Ground Floor



Ground Floor



First Floor



Pool House

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 4,880 sq ft (453 sq m)
Garage internal area 409 sq ft (38 sq m)
Pool House internal area 217 sq ft (20 sq m)
Verandah external area 275 sq ft (26 sq m)
Total internal area 5,506 sq ft (512 sq m)
For identification purposes only.

Directions

EX5 5HG

what3words: ///blunders.sleeping.complain - brings you to the property

General

Local Authority: East Devon District Council

Services: Mains electricity, water and drainage. Solar panel energy.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: TBC

EPC Rating: A

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

The property comes with a 10 year new build warranty

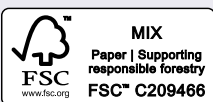
Exeter

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