



2 Crossmead Villas

Exeter, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully presented Georgian family home with a self-contained annexe, landscaped walled garden and a detached triple garage and workshop

2 Crossmead Villas is an immaculate Grade II listed home that provides almost 2,600 sq ft of light-filled accommodation across 3 floors. The property has been completely renovated by the current owners and benefits from a self-contained annexe offering flexible accommodation. The property lies on the fringes of Exeter with elevated views over the city towards the Cathedral.



4 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS & POWDER ROOM



TRIPLE GARAGE & WORKSHOP



LANDSCAPED GARDEN & HOT TUB



FREEHOLD



EDGE OF CITY



2,597 SQ FT



**GUIDE PRICE
£1,100,000**

The property

Dating from circa 1820, 2 Crossmead Villas is an elegant Georgian family home forming part of a row of three Grade II listed properties. The property has been sympathetically renovated throughout with high quality materials, fixtures and fittings, and retains a wealth of original period features including French doors, sash windows, original shutters, high ceilings and fine cornicing. The Portland stone front steps lead to the entrance lobby with feature tiled flooring and an adjacent powder room, through to an impressive reception hall. The ground floor comprises a generous drawing room, with a feature fireplace with wood burner and two sets of shuttered French doors providing a wealth of natural light and access onto a beautiful balustraded veranda.

The large kitchen/breakfast room has a range of bespoke solid oak wall and base units, granite worktops including a feature central island with breakfast bar, a gas fired Aga and modern integrated appliances. There is space for a seating area and a table at the end of the kitchen which has a full height and width bay window and French doors that open out onto the garden terrace. Adjoining the kitchen there is a well-appointed boot room which

also leads onto the garden. The dining room adjoins the kitchen and has ample fitted cupboards for storage and shuttered French doors.

The first floor, accessed via the original Georgian staircase, offers a spacious landing, four double bedrooms, with the principal bedroom benefiting from bespoke fitted wardrobes and the fourth bedroom benefiting from French doors that open onto a balcony. There is a spacious family bathroom with a free-standing roll top bath and a separate shower.

On the lower ground floor is a self-contained annexe, which has its own independent access, as well as being accessible from an internal staircase within the main house. The annexe has been beautifully refurbished and provides a sitting room with a feature fireplace and a double bedroom, both benefitting from large sash windows with views over the front lawn. There is also a fitted kitchen, bathroom and two large storage cupboards. The annexe offers excellent opportunity for multi-generational living or income potential subject to obtaining the necessary consents.



Outside

The property is approached via a shared private driveway. There is parking for two vehicles with access to an EV charging point at the front of the property. The shared private driveway sweeps around to the rear of the property where there is a green oak framed, alarmed triple garage, adjoining workshop and log store. The landscaped walled rear garden has a level lawn, bordered by mature topiary, planted to ensure privacy, Marble steps and split-level paved terraces feature a hot tub area with an outdoor shower and store, flower beds, a garden pond and seating area, dining area and BBQ area.

Location

The property sits in an elevated position on the western fringes of Exeter. A local shop is close by while Ide village offers further amenities including a store, several pubs and a primary school. Exeter is the most thriving town in the South West and 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, private health clubs, 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 motorway (Jct. 31, 3.3 miles) links to the A38 to Plymouth, the A30 to Cornwall, and Bristol and London to the north and east. Exeter St. David's mainline station provides regular services to central London and Exeter Airport provides an ever-increasing number of domestic and international flights.



Distances

- Exeter city centre 1.9 miles
- Exeter Airport 10 miles
- M5 (Junction 31) 3.2 miles

Nearby Stations

- Exeter St Thomas 1.4 miles
- Exeter St. Davids 2.3 miles (London Paddington 2 hours 15 minutes)

Key Locations

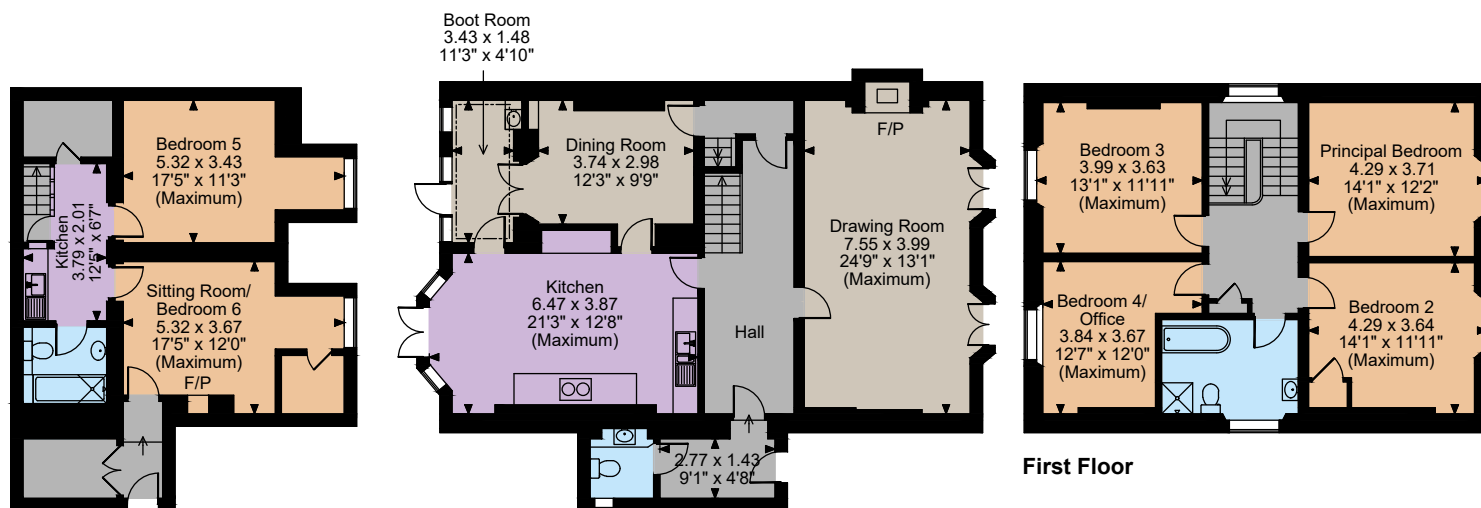
- Exeter quayside
- East Devon National Landscape
- Jurassic Coastline
- Dartmoor National Park
- Exmoor National Park

Nearby Schools

- Ide Primary School
- Bowhill Primary School
- West Exe Secondary School
- Exeter School

- The Maynard
- Exeter Cathedral School
- St Wilfred's School
- Exeter College (Ofsted rated outstanding)
- Exeter University

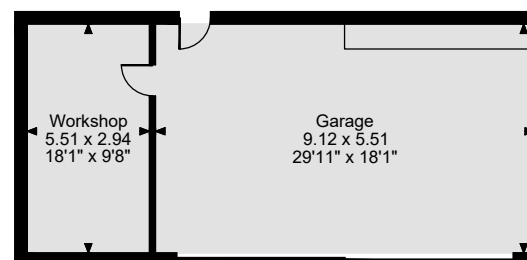




Lower Ground Floor

Ground Floor

First Floor



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

House internal area 2,597 sq ft (241 sq m)

Garage internal area 724 sq ft (67 sq m)

For identification purposes only.

Directions

EX2 9PU

///what3words: stand.rang.twice - brings you to the driveway

General

Local Authority: Exeter City Council

Services: Mains electricity, gas, water and drainage
Hive heating system installed. Both the main house and annexe are on the same meter. The house and garage are fully alarmed. Telephone landline

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

Council Tax: Band F. Annexe exempt

EPC Rating: D

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

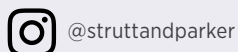
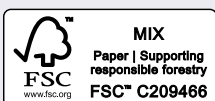
Exeter

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