



Exebury House
Green Lane, Exton, Exeter, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully presented 5 bedroom family home with a detached annexe, located in a sought-after position close to the Exe estuary

An attractive double-fronted extended family home offering immaculate and light-filled accommodation to 4,159 sq ft. Views of the River Exe can be enjoyed from the front aspect first floor bedrooms while an annexe offers opportunities for multigenerational living. The property is located towards the end of an exclusive no-through road at the heart of a desirable village, near to amenities.



3 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



DOUBLE GARAGE



LARGE GARDEN



FREEHOLD



VILLAGE



4159 SQ FT



**ASKING PRICE
£1,695,000**



The property

Designed to provide an elegant, practical living and entertaining environment, Exebury House features quality fixtures and fittings and neutral décor throughout. The current owners have completely refurbished throughout and extended, with works including full re-wiring and re-plumbing, a new roof and boiler, all woodwork replaced (skirting boards, doors and architraves) and larch cladding added to the exterior facade with the majority of the windows upgraded to aluminium.

The accommodation flows from a welcoming through reception hall that features tiled flooring and French doors that open onto the rear terrace. Reception space includes a generous sitting room with a front-aspect bay window and feature fireplace with woodburner, a rear-aspect study, and a family room with French doors leading to the rear terrace. The impressive open-plan kitchen offers a range of wall and base units, a large central island with breakfast bar, complementary work surfaces, and a four-oven gas Aga. The kitchen opens onto a step-down living room that provides excellent family and entertaining space with tiled flooring, full-height side glazing, and aluminium bi-fold doors that open onto the front porcelain floored terrace that offers ideal space for al fresco dining. The kitchen/living area also benefits from wired sound along with the sitting

room and study. The accommodation on this floor is completed by a fitted utility room with outside access and a useful cloakroom. Underfloor heating features throughout the ground floor accommodation (apart from the family room). Oak stairs rise from the reception hall to a spacious landing that provides five large well-presented double bedrooms including the triple aspect vaulted principal bedroom which has exposed A frame beams allowing for a wealth of natural light, as well as benefitting from a fitted dressing room, a contemporary en suite shower room with twin sinks and twin showers and patio doors to a 13ft decked balcony with views over the front garden towards the River Exe. The principal bedroom and en suite also has underfloor heating. Two further bedrooms also benefit from en suite shower rooms, while there is also a modern family bathroom with freestanding bath and separate shower. A useful room dedicated to laundry, fitted with shelving and the boiler, complete the facilities on this floor. The large loft is suitable for conversion enabling full estuary views.

A particularly attractive detached annexe was built in 2016 and offers further beautifully presented accommodation, with an open-plan kitchen/living area, a double bedroom, fully tiled shower room, oak flooring with underfloor heating throughout and French doors to a private terrace.



Outside

Set behind mature hedging and having plenty of kerb appeal, the property is approached through double electric gates with a sweeping driveway providing private parking and giving access to the link-attached double garage. The property enjoys a generous plot with the beautiful gardens landscaped by the highly regarded, Urban and Rural. Both the front and rear gardens are laid mainly to lawn and bordered by well-stocked colourful flowerbeds, they feature numerous peaceful seating areas including a part-covered porcelain terrace off the living room and a spacious wraparound paved terrace accessible from the reception hall and family room. The whole is screened by mature hedging, shrubs and trees providing a high degree of privacy.

Location

Exebury House occupies a sought-after position in the popular village of Exton, between the bustling towns of Topsham and Exmouth. Exton has an excellent pub, while further amenities including local shops, supermarkets, restaurants and cafés, can be found in Topsham or Exmouth. Topsham also has a thriving yacht club on the estuary as well as a popular outdoor

swimming pool, bowling club and two tennis courts. The Cathedral City of Exeter is just seven miles away, and offers excellent business and recreational facilities including a lively cultural scene with theatres, cinemas, a museum, an arts centre and first-class shopping including John Lewis and Waitrose. Opportunities for outdoor pursuits in the area are endless. There are moorings available at Topsham or Exmouth, the national parks of Dartmoor and Exmoor are within easy reach, and Exton itself is on the Exe Estuary Cycle Trail. There are miles of wonderful footpaths in the neighbouring East Devon AONB, at Woodbury and Aylesbeare Common, as well as the South West Coast Path.

Exton has a request-stop railway station just moments from the property, offering frequent direct trains to Exeter St David's, which is just over two hours from London Paddington. The M5 and the A30 are both nearby, providing links towards Exeter, Plymouth, Cornwall, Bristol and London while Exeter airport offers an ever increasing number of international and domestic flights.



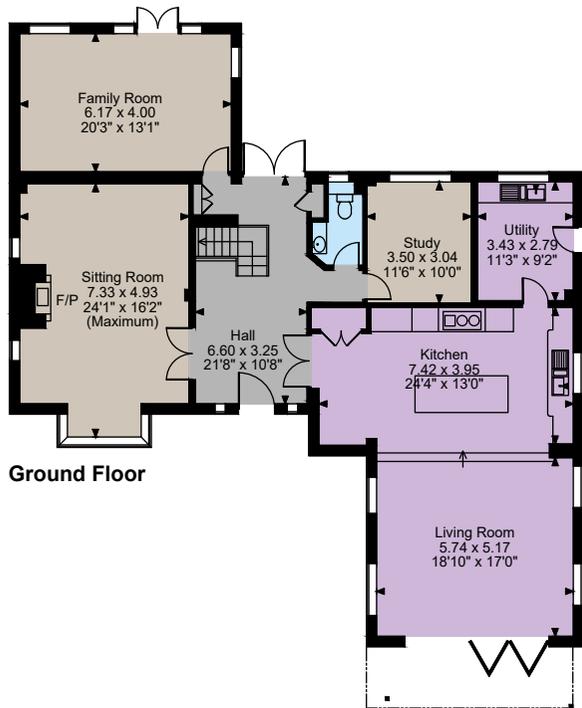
Distances

- Exton Station 0.5 miles
- Lympstone 2 miles
- Topsham 3 miles
- Exmouth 4 miles
- M5 (Jct 30) 4 miles
- Exeter Airport 6 miles
- Exeter 7 miles

Nearby Schools

- The Topsham School
- Lady Seawards C of E Primary School
- The Maynard School
- Exeter School
- St Peter's Preparatory School
- Exeter College (Ofsted rated outstanding)

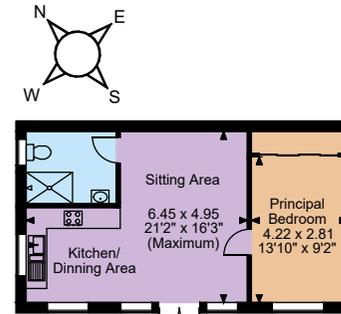




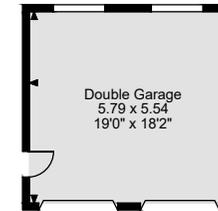
Ground Floor



First Floor



Annexe



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

Main House internal area 3,658 sq ft (340 sq m)
 Double Garage internal area 345 sq ft (32 sq m)
 Shed/Store internal area 89 sq ft (8 sq m)
 Annexe internal area 501 sq ft (47 sq m)
 Balcony external area 74 sq ft (7 sq m)
 Total internal area 4,593 sq ft (427 sq m)
 For identification purposes only.

Directions

EX3 0PW. **what3words**: ///betrayal.sprains.hazy - brings you to the driveway

General

Local Authority: East Devon Council
Services: Mains electricity, gas and water. Private drainage which we understand is compliant with current regulations. Gas central heating.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band F **EPC Rating:** C
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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