



Gilgarran  
Lodge Hill, Exeter

STRUTT  
& PARKER

BNP PARIBAS GROUP

## A stylish architect-designed home offering luxury accommodation, in a sought-after central Exeter position

A unique modern house with over 4,100 sq ft of contemporary, luxury accommodation with the highest quality bespoke fittings and floor-to-ceiling south-facing windows throughout. The property offers five bedrooms, large entertaining and living spaces across three levels and is set within a quiet residential area in central Exeter, where communication links are excellent.



**5 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN + TERRACE**



**FREEHOLD**



**CITY**



**4,169 SQ FT**



**GUIDE PRICE  
£1,625,000**



### The property

Gilgarran is a magnificent modern home with more than 4,100 square feet of luxury open-plan living space. Designed by renowned architect Charles E Ware & Son and built in 2021 by local developer William Owen Homes, the property features clean, contemporary lines, modular styling and floor-to-ceiling glass throughout, creating a light, spacious internal layout across three levels.

The impressive reception hall features a galleried landing above, double-height windows, parquet wood flooring, a striking stone feature wall, and a bespoke wooden staircase. Doors lead to the gym, study and well-proportioned drawing room on the lower level, with the drawing room benefitting from a dual aspect, including sliding glass doors across the front wall, which open to connect to the lower front terrace. The ground floor has potential for conversion to an annexe or granny flat. On the first floor, the galleried landing leads to the open-plan family room, dining room and sitting room, which adjoins the kitchen to create a flowing, airy living and entertaining space across

almost the entire level. There are full-height windows and sliding glass doors opening onto the upper terraces, while the galleried landing above creates a further sense of space and light, with its full-height windows. There is plenty of space in which to relax, dine or entertain guests, while the German Leicht kitchen features sleek, stylish units, a central island and all Neff appliances. Adjoining the kitchen, the utility room provides further space for home storage.

Upstairs, the landing area includes a floating walkway to the sliding glass doors, which open onto the south-facing roof terrace across the front of the house. There are five second-floor bedrooms, including the generous principal suite, with its dressing room and luxury en suite bathroom, as well as sliding glass doors opening to the terrace and affording views across the surrounding treetops. One further bedroom is en suite, while four have sliding doors opening onto sunny terraces. The second floor also has a family bathroom with a freestanding bathtub, dual washbasins and a walk-in shower. There is underfloor heating throughout.



The property has impressive eco credentials, reflected in its B rating EPC. These include high specification insulation, high performance glazing and solar panels, all of which contribute to low running costs. The house also comes with a warranty of almost 6 years.

### Outside

The driveway at the front of the property leads up to a parking area, with access to the integrated heated double garage for further parking or home storage. There is a south-facing lawn at the front and a further elevated lawn at the rear, while there are also extensive patios and terraces, including a large patio to the west of the house and south-facing decked terraces from the first and second floors, taking advantage of the leafy, far-reaching views. The outdoor areas are perfect for al-fresco dining, relaxing and entertaining.

### Location

The house is positioned up a private, quiet lane in the popular Duryard and St. James area, one of the most sought-after parts of Exeter. This quiet and convenient location provides a semi-rural feel, readily accessible

to Exeter city centre with its superb amenities, yet also within easy reach of the countryside surrounding Exeter, including the green and leafy Duryard Valley Park. Exeter is the most thriving city in the Southwest and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good high street and independent shops and restaurants.

The area offers an excellent choice of state and independent schooling for all ages, including Exeter School and The Maynard. Exeter University is recognised as one of the best in the country and is a short commute from the property.

The idyllic Dartmoor National Park with its rural pursuits and the striking East Devon coast are close by, both within around 10 miles of Exeter. The M5 motorway provides links to Bristol and London to the North and the A38 south to Plymouth or the A30 to Cornwall. There are regular rail services to London Paddington from Exeter taking just over two hours. Exeter Airport provides domestic and international flights.

### Nearby Stations

- Exeter St Davids 0.6 miles
- Exeter Central 0.8 miles

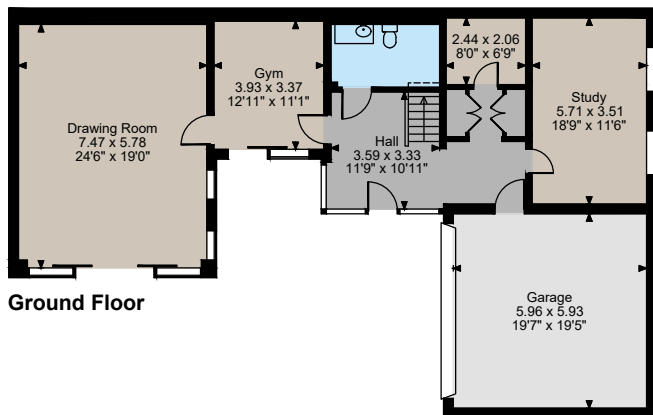
### Key Locations

- Exeter Quayside
- Exeter University
- East Devon National Landscape
- Jurassic Coastline
- Dartmoor National Park
- Exmoor National Park

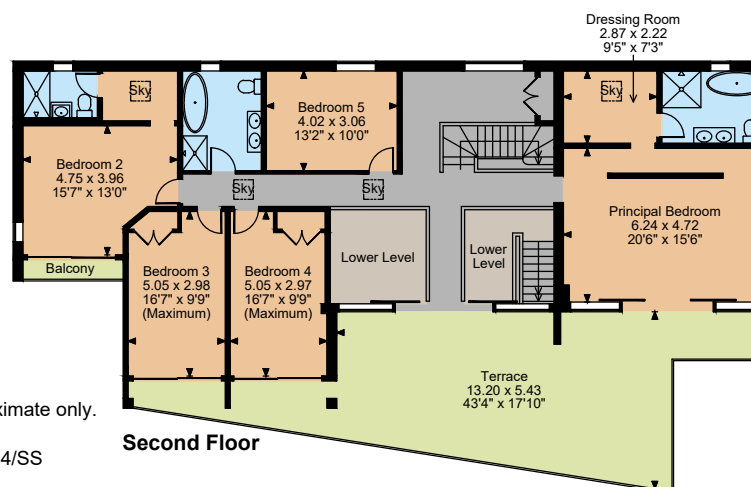
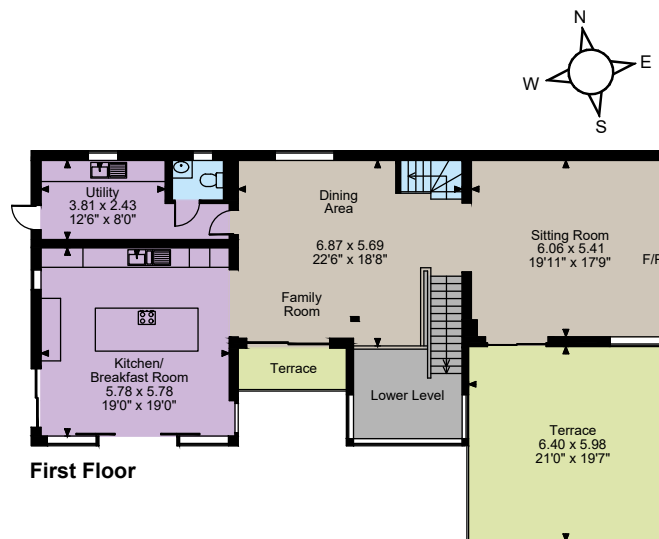
### Nearby Schools

- Exeter School
- The Maynard School
- Avanti Hall School
- St Leonard's CofE Primary School
- St Peter's CofE Secondary School





The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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## Floorplans

Main House internal area 4,169 sq ft (387 sq m)  
 Garage internal area 380 sq ft (35 sq m)  
 Terrace external area 1130 sq ft (105 sq m)  
 Total internal area 4,549 sq ft (423 sq m)  
 For identification purposes only.

## Directions

EX4 4AB

what3words: ///refuse.march.shells

## General

Local Authority: Exeter City Council

**Services:** Mains electricity, gas, water and drainage.  
 Underfloor heating and Cat 5 cabling throughout  
 house and garage. 5 years building warranty.

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

**Council Tax:** Band H

**EPC Rating:** B

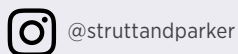
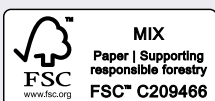
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## Exeter

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