



22 Marlborough Road

St Leonards, Exeter

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## An impressive period house with various character details, in a sought-after and well-connected St. Leonard's location

A four bedroom detached period house with scope to expand and with original character features, attractive accommodation and a large garage/workshop. Set on one of the most desirable roads in Exeter, in the heart of St Leonard's, the property is just a few yards from local amenities on Magdalen Road, while Exeter city centre is less than a mile away, with excellent communication links.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE WORKSHOP DRIVEWAY**



**GARDEN**



**FREEHOLD**



**CITY**



**1,891 SQ FT**



**GUIDE PRICE  
£1,200,000**



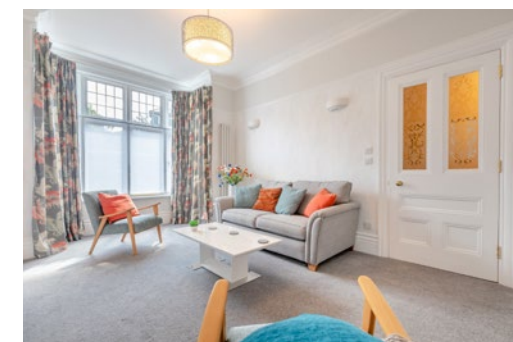
### The property

22 Marlborough Road is a fine detached Edwardian house, built in 1908. It offers four bedrooms and highly attractive accommodation with various period features, set on one of the best roads in Exeter, in the heart of the desirable and well-connected St. Leonard's suburb. Outside, the property has handsome red brick elevations with splendid protruding bay windows to the ground and first floors, featuring Tudor-style exposed timber framing. Inside, there are traditional fire surrounds, high ceilings and tall windows, welcoming plenty of natural light.

The front entrance opens into a porch, where there is an inner door with beautiful stained glass detailing, opening to the reception hall. There are two main reception rooms on the ground floor. These include the 28ft sitting room and dining area, which stretches from the front to the rear and features ceiling cornicing, a tiled fireplace and space for both a seating area and a family dining table. The drawing room provides further space in which to relax, with its built-in storage and large bay window to the

front. Additionally, the ground floor has an open-plan kitchen and breakfast area, with the kitchen featuring farmhouse-style, painted wooden units, an integrated gas hob and space for all the necessary appliances, with the adjoining utility room offering further storage space. There is also a useful W/C.

Upstairs there are four well-presented double bedrooms, one of which is currently used as a study. Two of the bedrooms have original fireplaces, while one also has a sink. The principal bedroom is at the front, with built-in wardrobes and an en suite shower room. There is a family bathroom located at the rear of the first floor, with its bathtub and separate shower unit. Above the bedrooms there is a hatch leading to the large, boarded loft, which provides further storage space and offers the potential for conversion subject to the necessary consents.





## Outside

At the front of the property, gates open onto the paved driveway and provide parking space for several vehicles along the side of the house, as well as access to the spacious garage and workshop at the rear, with two separate store rooms. The garage is integrated into the house and could be converted into additional accommodation. The gardens are mostly at the rear and benefit from a west-facing aspect, welcoming plenty of sunlight throughout the afternoon and into the summer evenings. There is a terraced area and paved pathways at the back of the house, with a well-maintained area of lawn beyond. The whole is bordered by high walls and established hedgerows, providing plenty of seclusion and privacy throughout the garden. At the end of the lawn is a timber-framed summer house, which offers further space in which to relax.

## Location

Marlborough Road is situated off Magdalen Road, known as 'The Village', in an enviable position in leafy St. Leonards, with a good range of mainly independent local shops, cafes, restaurants and popular pub, the Mount Radford. Exeter is the most thriving city in the southwest, offering a wide choice of cultural activities with the theatre, museum, arts centre and a wealth of decent high street and independent shopping and restaurants, plus a wide choice of supermarkets. Many primary and secondary schools can be found in Exeter, including Exeter School and The Maynard, while Exeter University is recognised as one of the best in the country. The M5 motorway at Exeter provides links to the A38 to Plymouth or the A30 to Cornwall to the South and Bristol and London to the North and East. There are regular rail services to London Paddington from Exeter in just over two hours. Exeter International Airport provides an ever-increasing number of domestic and international flights including flights to London City.



## Nearby Stations

- Exeter St. Thomas 1.2 miles
- St. James Park 1.4 miles
- Posloe Bridge 1.5 miles
- Exeter Central 1.7 miles
- Exeter St David's 1.8 miles

## Key Locations

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

## Nearby Schools

- St. Leonards CofE Primary School
- Exeter School
- The Maynard School
- Exeter Cathedral School
- St. Wilfrid's School
- St. Peters CofE Secondary School







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

Main House internal area 1,891 sq ft (176 sq m)

Garage internal area 371 sq ft (34 sq m)

Summer House internal area 52 sq ft (5 sq m)

Total internal area 2,314 sq ft (215 sq m)

For identification purposes only.

## Directions

EX2 4TJ

what3words: ///types.orchestra.yards

## General

Local Authority: Exeter City Council

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band G

EPC Rating: D

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

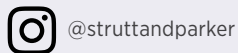
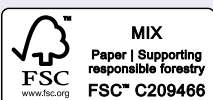
## Exeter

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