

16 Marlborough Road  
Exeter



Strutt  
& Parker

Land and property. Since 1885.

## A substantial period home in sought-after leafy St Leonards, with elegant period features and extensive gardens

### Property

Positioned on one of the most desirable roads in Exeter, 16 Marlborough Road is an attractive Edwardian house offering six bedrooms and over 2,600 sq ft of spacious accommodation, arranged across three floors. The property retains a number of original features, including red brick elevations, decorative architecture, stained-glass panels, fireplaces and high ceilings with cornicing in the reception rooms, principal bedroom and second bedroom. The house is complemented by modern updates to create a bright, practical home suited to contemporary living.

The welcoming reception hall leads to a drawing room with a front aspect bay window and a separate study which includes a tiled fireplace. Opposite, the sitting room features elegant, neutral decor and connects openly to the kitchen/dining area, forming a functional everyday space with direct access to the garden, ideal for family living and entertaining. The sitting area centres on a log-burning stove, while the dining space sits alongside a green range Aga. The kitchen is fitted with cream Shaker-style units, granite worktops and a Belfast sink, with a utility room providing additional space for home appliances and storage. A downstairs w/c completes the ground floor.

Upstairs, the first floor has four generously proportioned bedrooms, two of which feature hand wash basins and large bay windows allowing plenty of natural light. These bedrooms are served by a family bathroom with tiled flooring, a freestanding roll-top bath and a separate shower unit. A second staircase leads to the top floor where there are two further bedrooms, each with skylights overhead. There is an additional bathroom which can be accessed from the hallway, as well as one of the bedrooms. This top level benefits from elevated views across the rooftops of Exeter towards the Cathedral and the countryside beyond.



The sizeable plot totals approximately 0.35 acres and includes a very large rear garden, one of the largest residential gardens in St Leonard's, providing the rare opportunity for an outdoor haven in the heart of the city. The part-walled boundaries enclose a large expanse of lawn with majestic, mature oak trees and several productive fruit trees. Adjoining the back of the house is an area of hard landscaping with a terrace for al fresco sitting/dining and provision for parking. A low wall and planting fronts the street, as well as a driveway with space for several vehicles to the side of the property. There is a garage and a separate covered storage area for garden equipment, logs and bins.

### Location

Marlborough Road is situated off Magdalen Road, known as 'The Village', in an enviable position in leafy St. Leonards. It offers a good range of independent local shops, cafes, restaurants and a popular pub, the Mount Radford. There is also a nearby Waitrose supermarket within striking distance. Exeter's thriving city centre is less than a mile from Marlborough Road and provides a wide choice of cultural activities with two theatres, a museum, arts centre and a wealth of decent high street and independent shopping, restaurants and bars. The historic Quayside is less than a mile away, with a further choice of cafés, bars, pubs and music venues. Many schools can be found in Exeter, including Exeter School and The Maynard, both within half a mile from the property. Exeter University, recognised as one of the best in the country, is also within easy reach.

There are excellent walking and cycling routes nearby, such as the 22-mile Exe Estuary trail. The idyllic Dartmoor National Park and the striking East Devon coast are both within around 10 miles of Exeter. The area is well-connected by road, with the A30, A38 and M5 easily accessible. There are regular rail services to London Paddington from Exeter St. David's taking just over two hours, while Exeter Airport offers an ever-increasing number of international and domestic flights including to London City Airport. Postcode region: EX2

### General

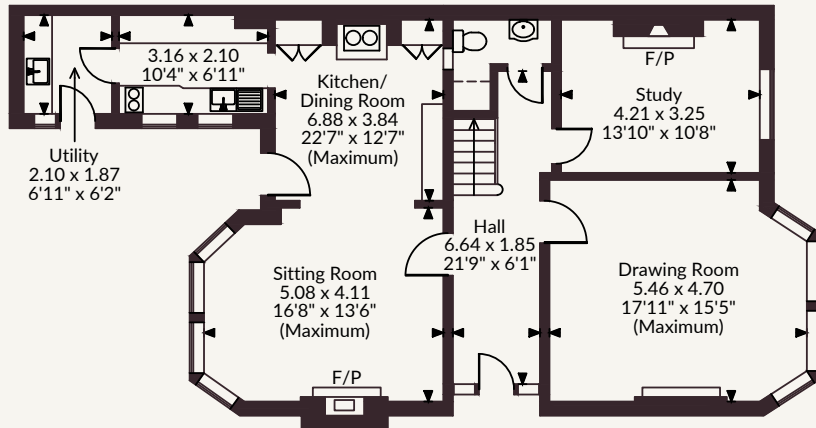
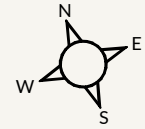
Local Authority: Exeter City Council  
Services: Mains electricity, gas, water and drainage  
Council Tax: Band F  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,630 sq ft (244 sq m)  
3 reception rooms  
6 bedrooms  
2 bathrooms + w/c  
Off-street parking + garage  
0.35 acre garden  
Freehold  
Residential area

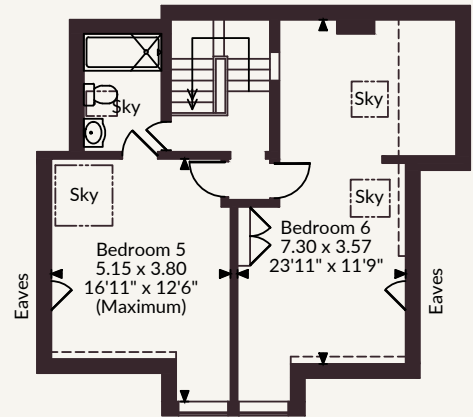
Guide price £1,395,000



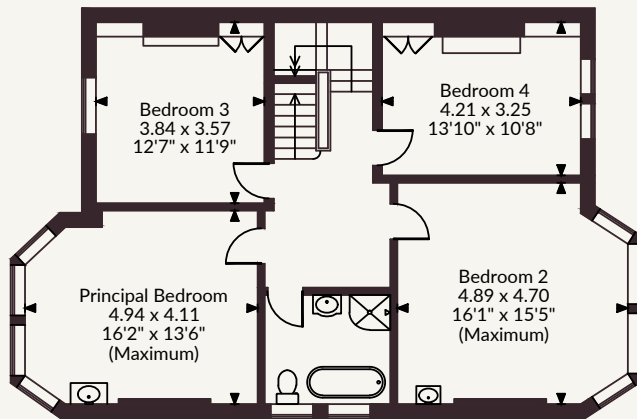
Marlborough Road, Exeter  
 Main House internal area 2,630 sq ft (244 sq m)  
 Garage internal area 181 sq ft (17 sq m)  
 Total internal area 2,811 sq ft (261 sq m)



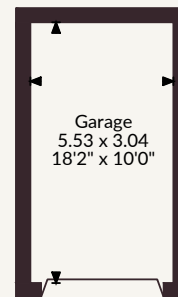
Ground Floor



Second Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

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