

10 Regency Drive
Exeter



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A striking, contemporary residence offering luxurious, high-specification living, situated in a highly exclusive position in a gated development in Exeter

10 Regency Drive is an exceptional contemporary home providing over 3,200 sq ft of immaculate, light-filled accommodation, finished to an exacting standard with vibrant interiors and premium fittings throughout. The property was built by acclaimed Heritage Homes and benefits from excellent eco-credentials which include underfloor heating on the ground floor and a solar PV system with Eddi solar power diverter. The property is located in a sought-after gated community.

The ground floor is defined by expansive open-plan spaces designed for modern living and entertaining. A welcoming entrance hall, featuring Crittall-style internal doors and tiled flooring, leads through to the drawing room, complete with a contemporary freestanding log burner. The heart of the home is the impressive open-plan kitchen, dining and living space. This high-specification area features sleek white and timber cabinetry, a waterfall-edge stone island with breakfast bar, Quartz worktops, and a range of integrated appliances including two Bosch ovens. Full-height sliding glass doors open directly onto the rear terrace, creating a seamless connection between indoor and outdoor living. A separate utility room provides additional practicality with the ground floor accommodation completed by a cloakroom.

On the first floor, the principal bedroom suite is a particular highlight, featuring a walk-in wardrobe, a luxurious en suite bathroom with freestanding bath and walk-in shower, and access to a generous 28 ft balcony overlooking the golf course. There are four further well-appointed bedrooms, two of which benefit from en suite facilities with one also enjoying a large walk-in wardrobe. A stylish contemporary family bathroom also serves this floor. All of the upstairs bathrooms benefit from underfloor heating.

The property is approached via a driveway providing ample off-road parking and access to an integral double garage which has an electronic up and over door and power and lighting. To the rear, the garden is mainly laid to lawn with a wide paved terrace, ideal for al fresco dining and entertaining. The home enjoys a particularly attractive and tranquil outlook, with uninterrupted views across the fairways and mature trees of the adjoining golf course.

3,283 sq ft (305 sq m) | Freehold
Open-plan living area and kitchen | Additional reception room | Luxury principal bedroom with en suite and walk-in wardrobe | Further four bedrooms, two en suite and one with walk-in wardrobe
Family bathroom | Balcony | Double garage
Garden | Town | Exclusive gated development

Guide price £1,500,000

Location

The property enjoys a convenient residential setting on the south eastern edge of Exeter, within a modern development close to Topsham, and well placed for access to the city centre and the surrounding countryside. Exeter offers an excellent range of amenities including high street and independent shopping, supermarkets, cafés, restaurants and cultural attractions, together with riverside walks along the Exe Estuary and historic Quayside.

The property is well positioned for access to a range of well-regarded schooling, including independent options such as Exeter School and The Maynard School, together with a strong selection of state primary and secondary schools locally. For commuters, the area benefits from excellent transport links, with Newcourt railway station nearby providing convenient local services, while Exeter St Davids offers direct connections to London Paddington (taking just over 2 hours). The M5 motorway is easily accessible as well as Exeter Airport that provides a range of domestic and European flights.

Postcode region: EX2

General

Local Authority: Exeter City Council

Services: Mains electricity, gas, water and drainage.

Council Tax: Band G

EPC Rating: A

Mobile and Broadband checker: Information can be found here

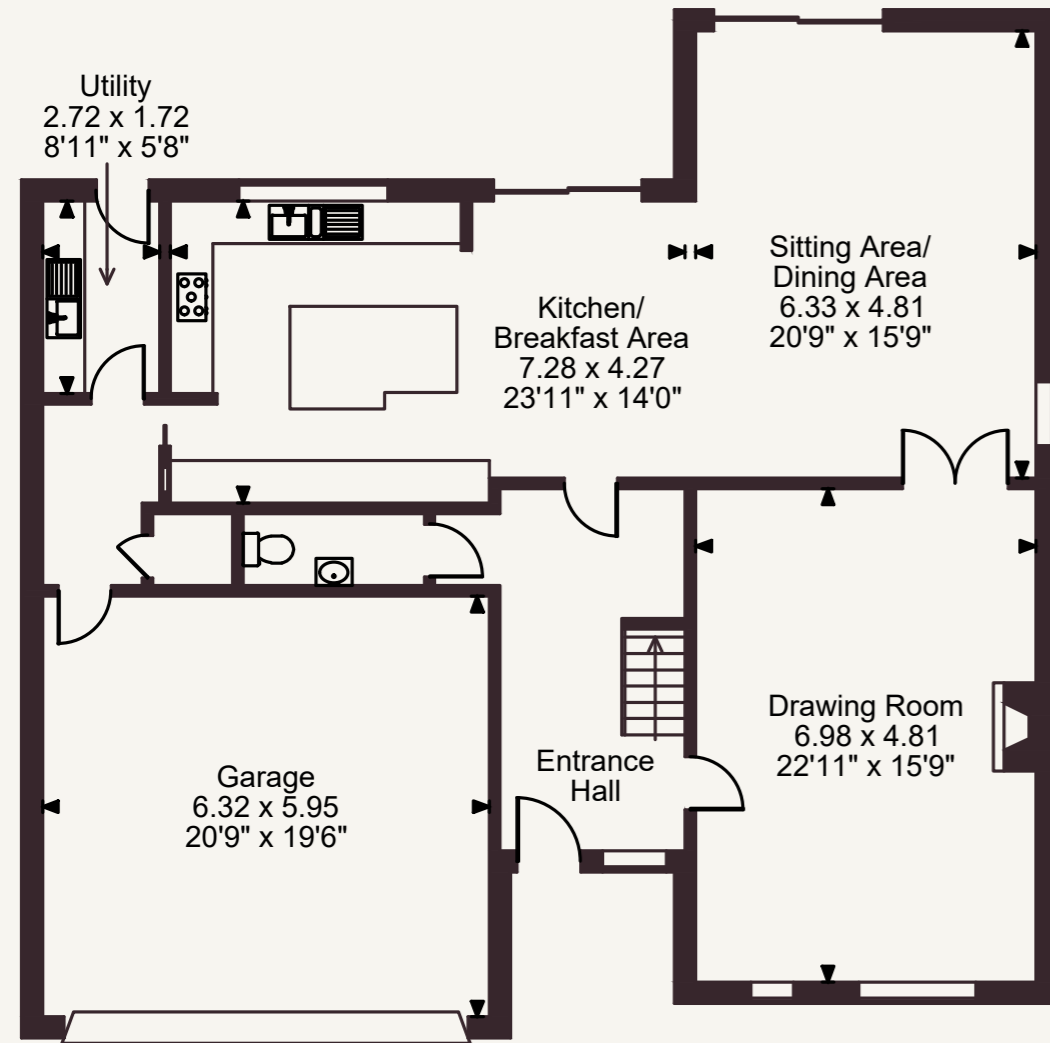
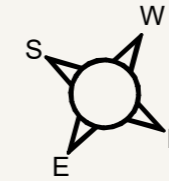
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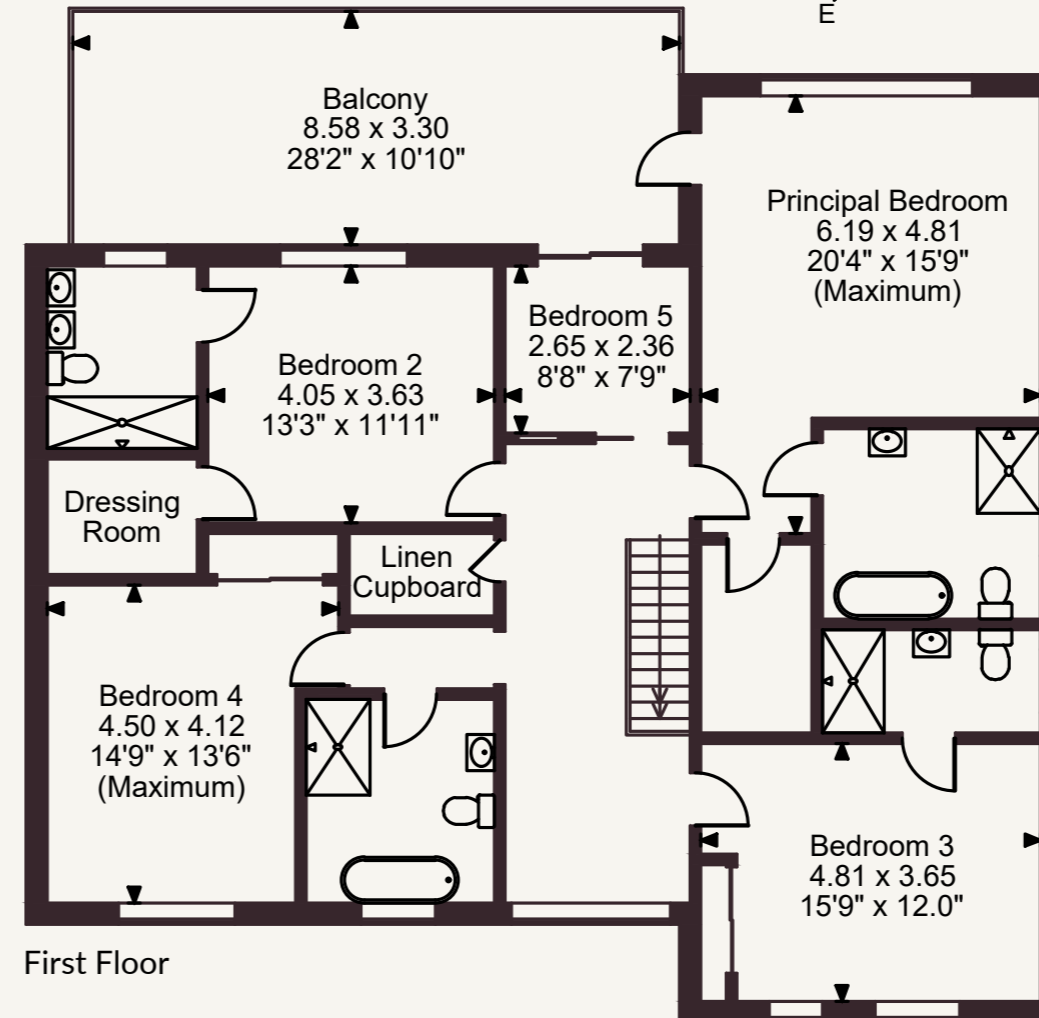
Regency Drive, Exeter
 Approximate Gross internal area 3,283 sq ft (305 sq m)

Strutt & Parker, Exeter

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Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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