

West Cobham  
Exeter



Strutt  
& Parker

Land and property. Since 1885.



A highly impressive detached, contemporary family home, situated in a sought-after position on the edge of Exeter

West Cobham is a beautifully appointed property, completed in 2019, offering light-filled and spacious accommodation arranged over three floors. The property offers elegant contemporary styling with high quality fittings throughout and the upper floors enjoy panoramic views across the city and towards the Exe estuary. Further highlights include a large rear garden, ample parking space and excellent eco-credentials, with an EPC rating A. The property occupies a highly sought-after position on a private road on the outskirts of Exeter.

The property

The ground floor opens into a spacious and welcoming reception hall with full-height windows welcoming plenty of natural light. The heart of the home is the impressive open-plan family room, kitchen and breakfast room that provides a superb setting for family living and entertaining. The family room features exposed brickwork and a woodburning stove, while the kitchen has modern fitted units, a large central island with a breakfast bar and integrated appliances. Bi-fold doors welcome plenty of natural light and open onto a spacious terrace providing ideal space for al fresco dining and entertaining. A fitted utility provides additional storage and appliance space. The property offers a further three flexible reception rooms, comprising a welcoming sitting room, a useful home study and a gym together with a cloakroom. Engineered Oak flooring with underfloor heating runs throughout the ground floor.

Upstairs, a spacious galleried landing leads to three well-presented double bedrooms, including the luxury principal bedroom which has a dressing room and an en suite bathroom with both a bath and separate shower. A family bathroom serves the remaining bedrooms on this floor. The second floor provides three further double bedrooms with skylights and built in storage, and an additional shower room.

3,978 sq ft (370 sq m)

Open-plan living area and kitchen

Three further reception rooms

Six bedrooms

Three bathrooms

Large terrace | Garden

Ample parking with two driveways

EPC rated A | Freehold | Town

Guide Price £1,350,000



Outside, a paved driveway to the front provides parking for two vehicles and includes an EV charging point. An additional parking area opposite the property offers space for a caravan/boat or further vehicles. The beautiful garden at the rear benefits from a south-facing aspect and features an elevated terrace with steps to a split-level lawn below, bordered by mature trees and shrubs offering a sense of peace and privacy.

Location

The property is in a desirable position in the north of Exeter, just a mile from the city centre and within easy reach of The Duryard Nature Reserve and Exeter University Campus. All the city centre's amenities are easily accessible, while large supermarkets and local amenities are just a short distance away. 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 shopping and restaurants including John Lewis and Waitrose. Many well-regarded primary and secondary schools can be found in Exeter including Exeter School and The Maynard whilst Exeter University is recognised as one of the best in the country. The city centre has four stations, with connections to London Paddington taking just over two hours. The city also provides excellent road connections, including the M5, A30 and A38, all within easy reach. Exeter Airport provides an ever-increasing number of domestic and international flights. Postcode region: EX4

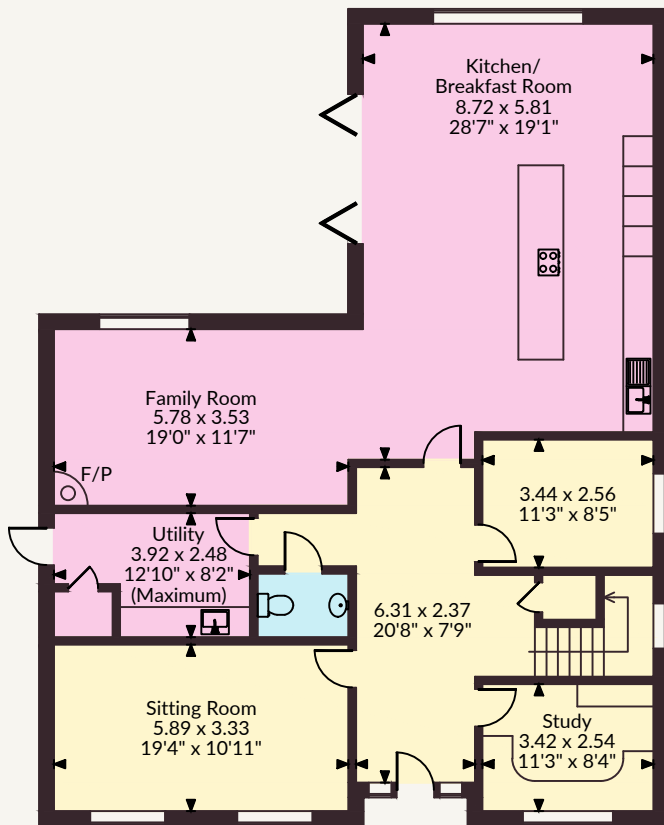
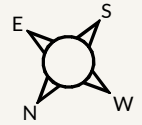
General

Local Authority: Exeter City Council  
Services: Mains electricity, gas, water and drainage. Solar panel energy.  
Council Tax: Being assessed  
EPC Rating: A  
Right of Way: There is access over the lane for the neighbours to reach their properties  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

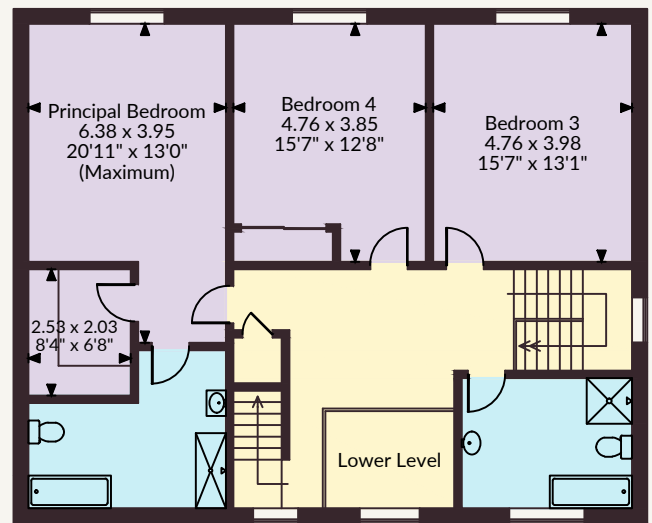




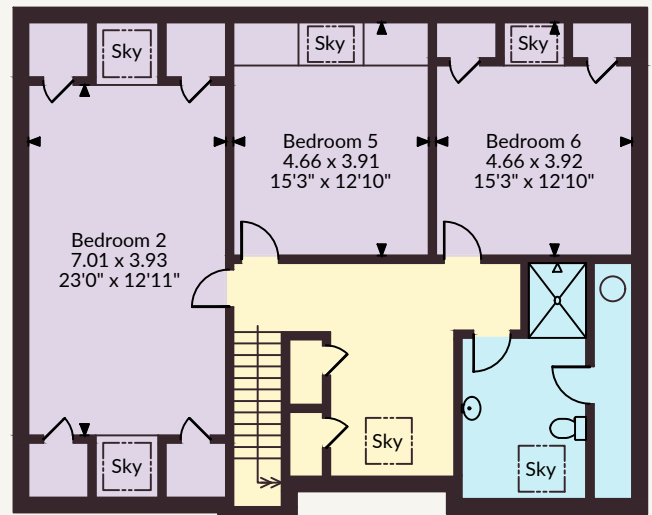
West Cobham Rosebarn Lane, Exeter  
Internal area 3,978 sq ft (370 sq m)



Ground Floor



First Floor



Second 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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