

St Leonard's Place,
Exeter



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A distinguished Grade II listed Regency villa extending to over 6,000 sq ft, set within beautifully established south facing gardens on one of Exeter's most sought-after residential roads.

Set behind a handsome frontage on one of Exeter's most sought-after residential roads, 4 St Leonard's Place is an impressive Regency-style villa, one of a distinguished group of four. The property is Grade II listed in recognition of its architectural and historic importance and is believed to date from around 1840.

Approached through a pair of tall double gates set within brick pillars, the house sits well back from the road behind its established gardens. A gravel driveway provides generous parking and a turning area, while the south-facing aspect ensures that the principal rooms and gardens enjoy excellent natural light.

The house extends to more than 6,000 square feet and is arranged over four floors. Throughout, there is a wonderful sense of space, with generously proportioned rooms, high ceilings and a wealth of period features. Of particular note are the elegant veranda and balcony, framed by central arches above the lower-ground-floor windows, which give the property much of its distinctive Regency character.

A series of steps rises through the front garden to the entrance, opening into a striking central atrium with a glazed roof. The reception accommodation is particularly impressive, with a substantial south-facing drawing room featuring an attractive fireplace and decorative surround, ornate cornicing and a central ceiling rose. From here, a broad opening connects to the music room, where three sets of French doors provide direct access to the balcony and veranda.

The kitchen and family accommodation occupy much of the rear of the house. The attractive L-shaped kitchen/breakfast room is exceptionally bright, with three-quarter-height sash windows overlooking the gardens on three sides. It is well equipped and includes a fireplace. Beyond the kitchen is the playroom/dining room, which has extensive fitted bookcases and cupboards, while a separate study is positioned just off the kitchen and has panelled walls together with a fireplace and decorative surround.

The lower ground floor provides a particularly versatile range of additional accommodation. From the main hallway, stairs lead down to a garden room, sewing room/studio, gym, shower room, several storage rooms and a workshop, together with access to the cellars. This level offers considerable flexibility for family, leisure or working requirements.

On the first floor, the principal bedroom is a generous south-facing room with an en-suite bathroom. There is also a further bedroom arranged as a guest suite, together with a dressing room, bathroom and another bedroom. The accommodation continues to the attic floor, where three further bedrooms are situated.

The gardens are a notable feature of the property. To the front, the well-established planting surrounds broad, level lawns, with mature wisteria climbing across the veranda and a series of paths connecting the garden with the driveway. A variety of ornamental planting, established shrubs and mature trees provide colour and interest throughout the seasons.

The rear garden has a more intimate and enclosed character, with a paved terrace leading onto a circular lawn. A pond forms a particularly charming focal point and attracts an abundance of wildlife during the spring and summer months, with mature planting, shrubs and trees creating a peaceful and secluded setting.

6,290 sq ft (584.3 sq m) | Impressive Grade 2 listed regency home
Gated and private parking | Prime city location
Highly versatile family accommodation
Freehold | Residential

Guide price £2,500,000

Location

St Leonard's Place occupies an enviable position within the heart of St Leonard's, widely regarded as one of Exeter's finest residential neighbourhoods. The area is characterised by attractive tree-lined streets and avenues, with a mixture of elegant Georgian villas and handsome Victorian and Edwardian houses. Despite its quiet residential atmosphere, the city centre is within easy walking distance.

The nearby Magdalen Road is particularly popular, providing a selection of independent retailers and everyday amenities, including a delicatessen, butcher, fishmonger, bakeries and a local pub. A Waitrose supermarket is also conveniently located nearby.

Exeter city centre provides an extensive range of shopping, dining and leisure facilities. Princesshay shopping centre and John Lewis are within easy reach, alongside cafés, restaurants and traditional pubs. The historic Cathedral and Cathedral Green form the centrepiece of the city, surrounded by a wealth of historic architecture. The Royal Devon and Exeter Hospital is also nearby.

For recreation, Exeter Quay is within walking distance and offers attractive riverside walks alongside a selection of restaurants, shops and leisure facilities. The city itself has an excellent range of cultural and sporting amenities, including theatres and cinemas, Exeter Golf and Country Club, David Lloyd, and the home grounds of both Exeter Chiefs rugby and Exeter City FC.

Families are well served by a broad selection of educational establishments, with both state and independent schools nearby. These include St Leonard's Primary School, Exeter School, Maynard School for Girls and Exeter College. The University of Exeter also provides a highly regarded centre of higher education within the city.

Communications are excellent, with convenient access to the M5 at Junction 30. Exeter's railway stations provide mainline services to London, including connections to Paddington and Waterloo, while Exeter Airport offers domestic and international flights.

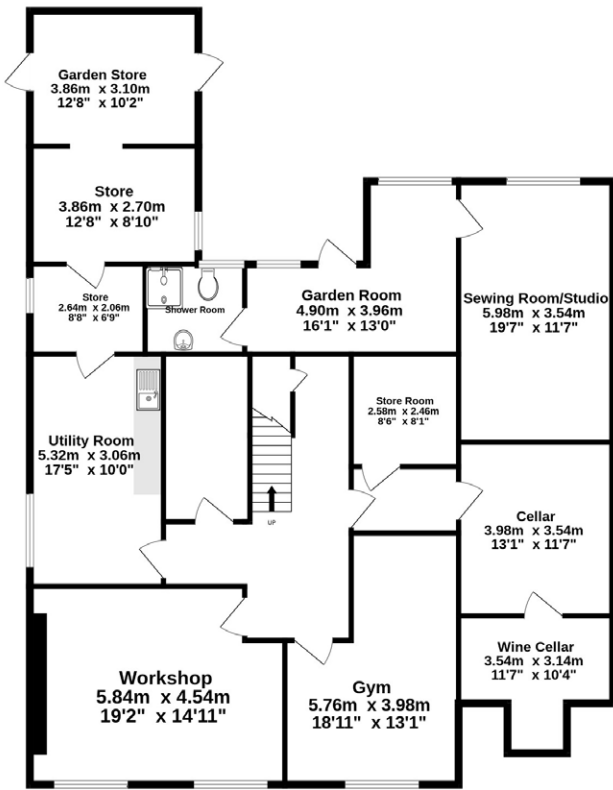
The surrounding countryside and coastline provide a further attraction. The River Exe Estuary lies close to the city and is particularly well known for its wildlife, walking and cycling routes, together with a number of attractive villages and waterside towns. Further afield, the South and East Devon coast offer an exceptional variety of beaches, estuaries and sailing opportunities.

Dartmoor National Park is also within easy reach, providing an outstanding landscape of open moorland, woodland and dramatic views, with a wealth of opportunities for walking and outdoor pursuits.

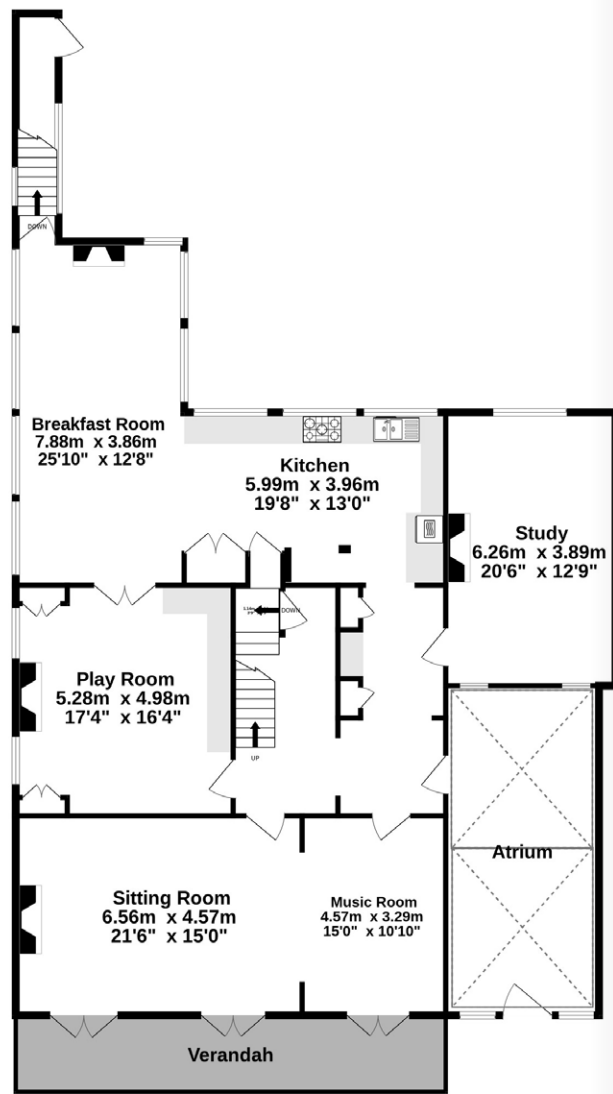
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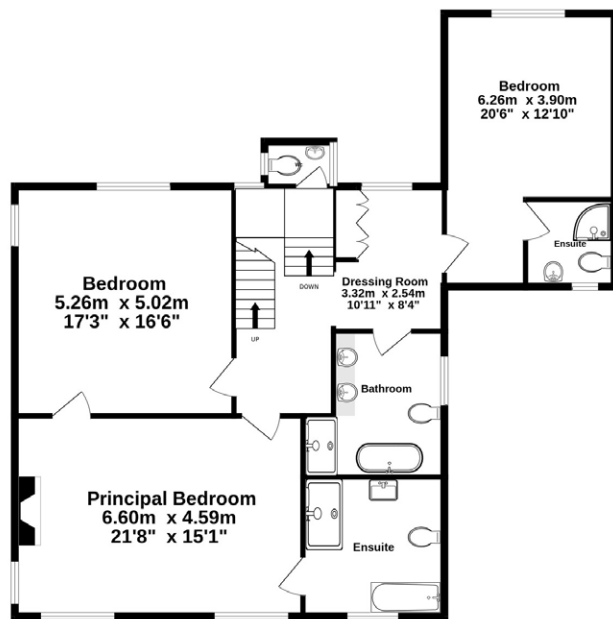
Lower Ground Floor
186.3 sq.m. (2006 sq.ft.) approx.



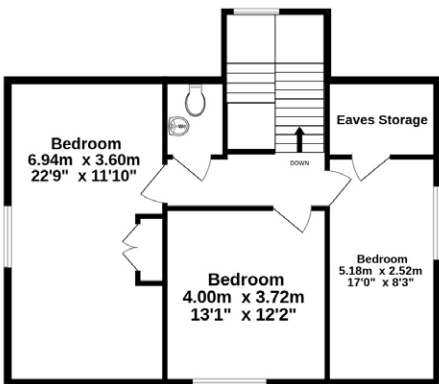
Ground Floor
204.0 sq.m. (2196 sq.ft.) approx.



1st Floor
122.2 sq.m. (1315 sq.ft.) approx.



2nd Floor
71.8 sq.m. (773 sq.ft.) approx.



General

Local Authority: TBC
Services: TBC
Council Tax: Band TBC
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>

TOTAL FLOOR AREA : 584.3 sq.m. (6290 sq.ft.) approx.

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