



East of   
ESTATE AGENTS

Meadowside  
Woodbury £650,000

# Meadowside

Woodbury £650,000

A magnificent four bed family home that retains all the charm and character you would expect from a property of this era whilst being sympathetically modernised. Meadowside is a real hidden gem. Secluded in behind Broadway in the popular village of Woodbury, the property offers a spacious modern kitchen diner, with two further reception rooms, utility room, shower room and bedroom on the ground floor, with three further bedrooms, office and family bathroom on the first floor. To the front is private parking for several vehicles and an impressive bespoke designed walled garden with a glass covered veranda positioned to take full advantage of the sun and the views across this beautiful tiered garden and offered with no ongoing chain.

Four Bedrooms | Semi-Detached

| Large Kitchen Diner | Family Room

| Sitting Room | Office / Study

| Family Bathroom | Shower Room

| Utility Room | Magnificent Gardens

| Private Parking | Fabulous Secluded Location

| No Ongoing Chain

## APPROACH

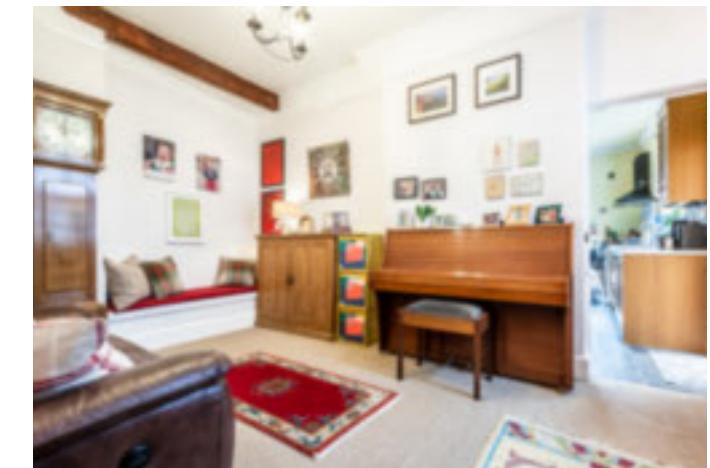
Meadowside is located in the very popular village of Woodbury with its renowned village hosteries and local amenities and with good transport links between Exmouth and Exeter. The property is set well back off Broadway with the entrance just prior to Fulford Way. A lane leads to a five bar gate and to the gravelled parking area beyond from which the gated arch opens out to the gardens beyond.

## ENTRANCE HALL

A glass covered veranda runs along the front of the property under which the front door opens to the entrance hall.

## KITCHEN DINER 5.29m by 4.19m

Stepping in from the hallway and a grand arch opens out and frames the kitchen beyond. This spacious room forms the heart of this family house with its high ceilings and magnificent views out across the garden. The kitchen has been fitted with a range of wooden shaker style wall and base units which have been topped with a white worktop and finished with a range of blue and white decorative tiling, and to the floor soft tile effect flooring is laid over under-floor heating. To the side is a stunning Rangemaster dual fuel stove and set into a brick inglenook fire place is a lovely wood burning stove. The inset sink looks out to a honeysuckle hedge and a pair of French doors open in to give commanding views back up across the garden.



**UTILITY ROOM 1.10m by 4.97m**

Tucked off to side the utility room provides space for white goods along with the character Belfast sink.

**FAMILY ROOM 4.19m by 3.16m**

The family room to the rear of the kitchen is quite the character room with interesting architectural feature, inset seating and beautiful stain glassed windows.

**SITTING ROOM 5.50m by 3.52m**

Approached through a linked corridor with arched entrance is a delightful rear sitting room which is lit by a character skylight and porthole window. This lovely room has French doors that lead out to a small courtyard garden to the rear and taking centre stage is a 'Clearview' wood burning stove sat upon a brick surround.

**SHOWER ROOM**

Tucked to the side of the hallway is a discrete cloakroom fitted with a shower cubicle and matching white W.C and vanity basin. The room has been beautifully tiled and fitted with electric under-floor heating.

**BEDROOM FOUR 3.12m by 2.19m**

Bedroom four is a very generous single located on the ground floor with an outlook onto the private courtyard garden.

**HALLWAYS AND LANDING**

As a circular layout, this house retains its character linking corridors in amongst which are plenty of storage areas. Up on the first floor landing is further charm with the distinctive double staircases with inset bookcases, opposite which is a corner airing cupboard.

**BEDROOM TWO 3.60m by 3.50m**

Up on the first floor is bedroom two: a beautiful peaceful double room that enjoys the views out across the specimen trees.

**FAMILY BATHROOM 2.51m by 1.90m**

Continuing up a further landing is the family bathroom with 'P' shaped bath and Mira shower over. The large hand basin has been set into a vanity unit with towel storage below and the W.C opposite. The walls have been finished with a two tone blue and white tiles and electric under floor heating run through. From the window are views that stretch from Haldon Hill down to the estuary.

**BEDROOM THREE 3.61m by 3.07m**

Across the landing bedroom three is a sizable double again with little characterful elements synonymous with this period of property.

**MASTER BEDROOM 4.80m by 4.16m**

The master bedroom is a wonderful room that is light and airy with double aspect windows that take in the views across the garden. To the side are built-in wardrobes with a vanity inset sink and could easily accommodate an en-suite.

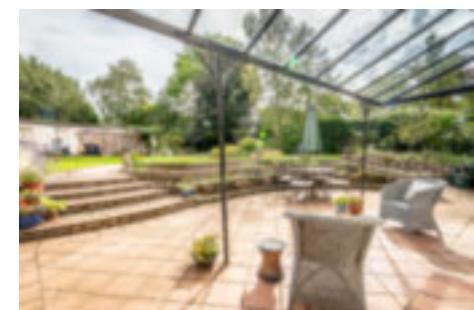
**OFFICE / STUDY 4.80m by 1.24m**

A quirky room though long and thin has been used for a range of purposes from the nursery to its current position as the office. Additionally this room has amazing views out across the garden.

**GARDENS**

The gardens are a thing of beauty and have been professionally designed to maximise the sun and the views both up and down the garden over the tiered garden beds. The garden is partial traditional walled garden and partial fenced which forms a dog secure perimeter and a sloping ramp creates easy access. To the far North East corner is the beautifully designed seating area with a glazed veranda over to protect from the rain. To its side a second open veranda is inter-wound with grape vines with a character water feature to its corner. Electricity points are located within the seating area and low level wall lights run through the garden that minimise on light pollution. Out through the arch is the private gravelled parking area with a gate access out beyond.





EAST DEVON OFFICE  
Tel: 01392 877240  
61 Fore Street Topsham  
Exeter EX3 0HL

EXETER OFFICE  
Tel: 01392 345070  
18 Southernhay West  
Exeter EX1 1PJ

[www.eastofexe.co.uk](http://www.eastofexe.co.uk)  
[enquiries@eastofexe.co.uk](mailto:enquiries@eastofexe.co.uk)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

East of