







- Extremely Spacious - A Must See!
- Beautifully Presented with the High Spec Interiors
- Feature Log Burner
- Kitchen/Diner/Family Room
- Cinema Room With Star Gazing Ceiling
- SIX Double Bedrooms
- Option for Multi Generational Living
- Close To Local Amenities & Well Respected Schools
- Easy Access to The M5
- Outside/Inside Living Area with Built in Firepit & BBQ Area
- Option to Purchase with NO CHAIN

We are excited to bring to the market this exquisite 6 bedroom family home complete with split level cinema room. This extremely high spec, extended house comes with gas central and underfloor heating on the ground floor. Double glazed UPVc windows and bi fold doors, solar panels with 7.8 kilowatt battery, a fully functioning wired outbuilding currently set up as an outside bar and many more wonderful features.

As you enter the property the driveway is suitable for approximately 5 cars, there is a huge wooden log store and outbuilding for storage of bikes, tools etc. There is side access to the rear garden and well presented bin storage.

The entrance hall is spacious with integrated oak storage seats and hanging hooks for jackets and outdoor wear. There is further under stair storage and access to the ground floor rooms and stairs to the first floor.

The living room is cosy but also spacious with a large bay window and working log burner in place. It really does feel full of character in this room.



The kitchen/diner/family room is the hub of the house with stunning integrated kitchen with high end appliances. The kitchen has plenty of storage for essentials and the 2 hidden pantry's are a wonderful addition to this already amazing space. The self cleaning double oven is electric and there are gas hobs for cooking. There is a pop up PowerPoint system and under island/breakfast bar lighting. There is enough space for a large family dining table as well as additional lounging furniture. The bi-fold doors with integrated blinds give access to a covered outdoor area. This really encourages the idea of outdoor/indoor living.

Off of the kitchen we have another reception room. This is currently set up as a play room but can be multi-use. There is garden access through sliding doors (with integrated blinds) and a large window.

The cinema room also leads on from the kitchen/diner. This split level room has a star gazing ceiling and fixed projector. What a wonderful space to spend weekends watching movies with the family. This room has an ensuite facility. There is also an option of adding another door to the front of the property from this room if you are looking for multigenerational living options.

On the first floor we have wall mounted vertical radiators, 5 double bedrooms, an ensuite and a family bathroom. Bedroom 1 is extremely large with integrated storage, 2 windows complete with stylish shutters and access to the ensuite.

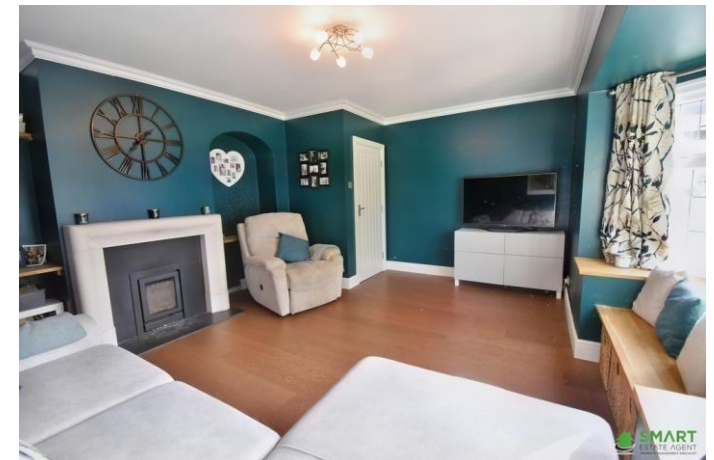
Bedroom 4 is a very interesting room, a large double with another mezzanine level to it with space for another double bed!



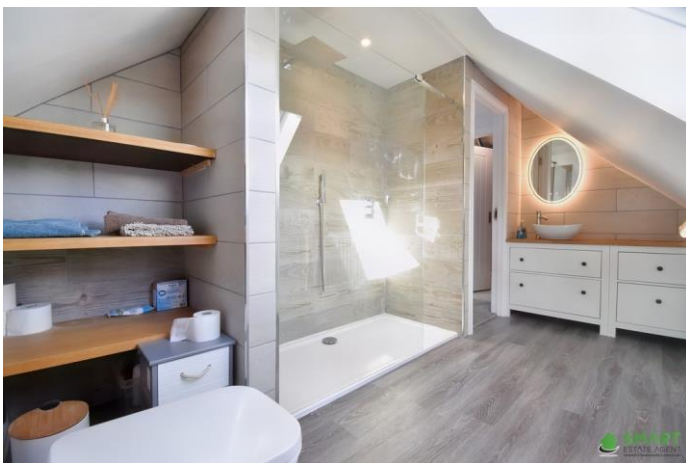
The family bathroom has been newly installed and the high end design consists of a WC, hand wash basin, double shower and V shaped freestanding bath.

On the second floor of this home we have the Master Suite. There is a large double room with skylight and access to a study/walk in wardrobe.

There is a large ensuite with double shower, WC and hand wash basin. There is a storage room on the second floor. The outside space again is very deceiving from the kerbside.









The large garden has been split tastefully into areas. The under cover area has seating complete with hidden firepit and built in BBQ. The logs that are stored beautifully around the seating area will ensure that you are cosy all night long!

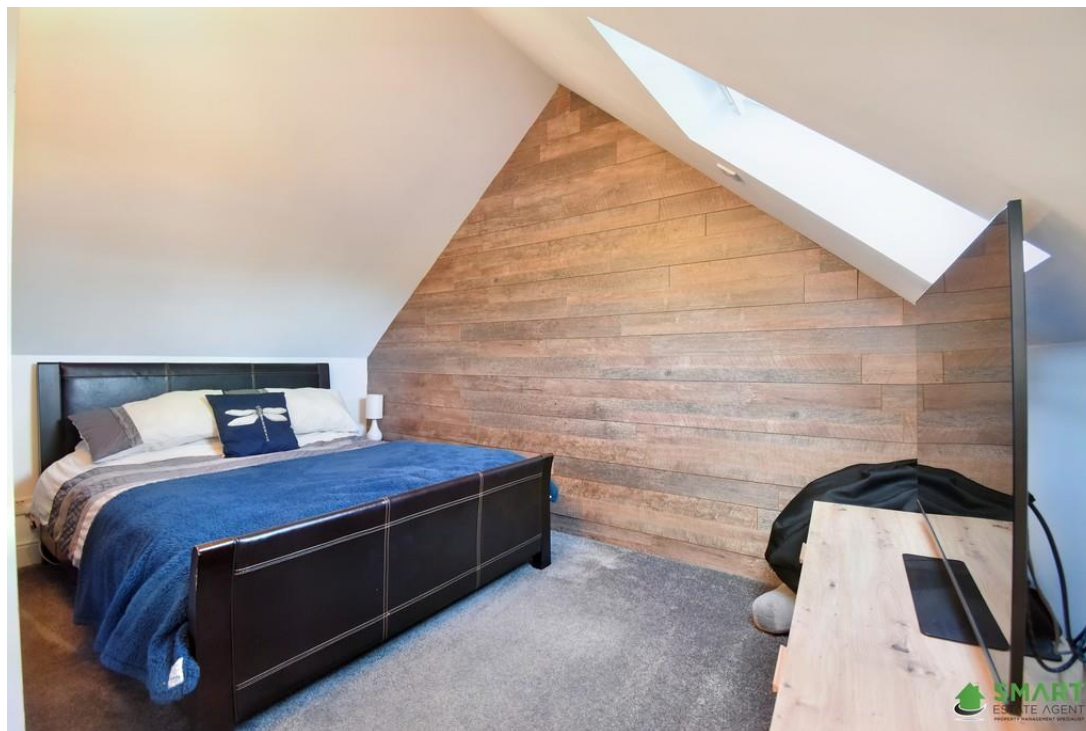
There is also a large patio area with space for outside furniture which would be great for al fresco dining . The playhouse you can see in the photographs has a hidden sandpit area.

The large grass area is perfect for pets and children to play on and there is access to a treehouse and further climbing/swinging equipment.

To the rear of the garden there is decking and a sunken trampoline. This used to be a swimming pool and can be reinstated if desired.

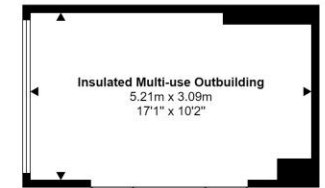
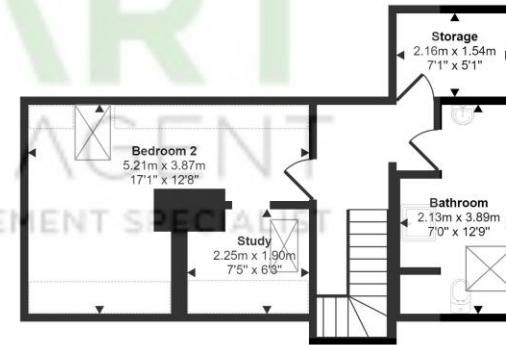
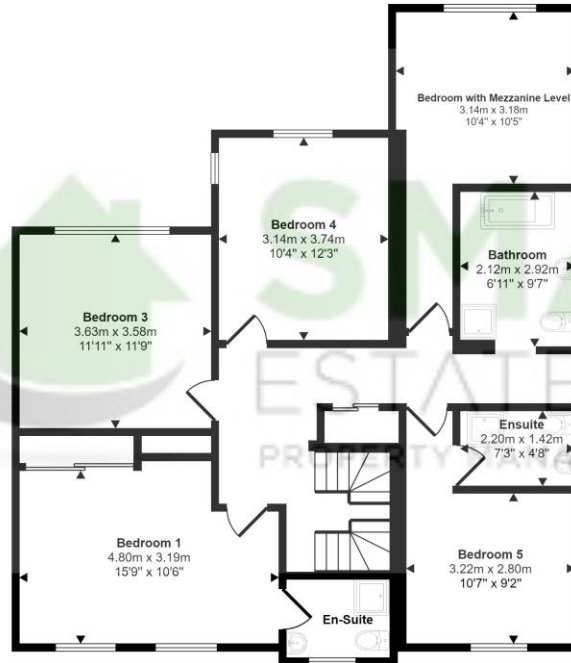
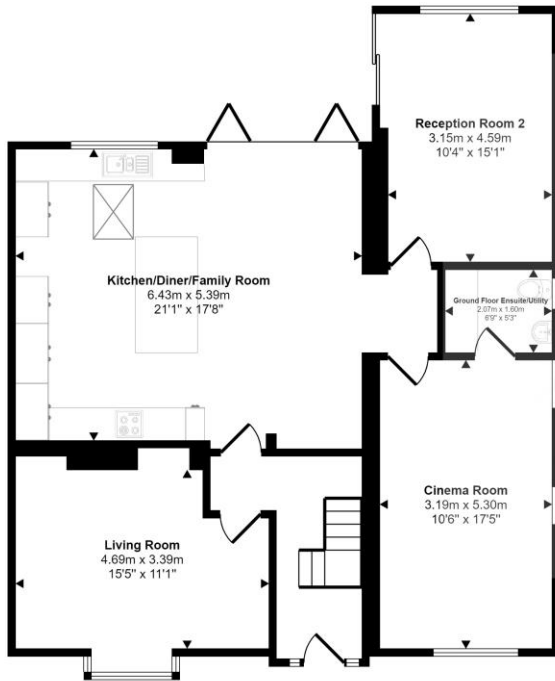
The fully insulated, wired outbuilding has full wifi capability and although currently set up as a bar can be used as a very chic home office. The bi-fold doors give lovely views across the garden. You would never think you were only 10 minutes from the city centre!

**LOCATION** Located only 10 minutes from the cathedral city of Exeter, access and transport links into the city are very easy to use. There are popular schools and amenities close by. Access to the M5 and A30 is extremely easy making this property a commuters dream. The Met office, Police station and Exeter RD&E are also extremely close as are local parks and walks.





Approx Gross Internal Area  
254 sq m / 2734 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.