



East of   
ESTATE AGENTS

Broadway  
Woodbury £650,000



# Broadway

## Woodbury £650,000

Magnificent four bed family home that retains all the charm and character whilst being sympathetically modernised. 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. This property is offered with no ongoing chain.

Four Bedrooms | Semi-Detached | Kitchen/Dining Room | Family Room | Shower Room & Family Bathroom | Utility Room | Magnificent Gardens | Private Parking for Several Cars | Fabulous Secluded Location | No Ongoing Chain

### DESCRIPTION

A magnificent four-bedroom family home, beautifully retaining the charm and character while having been sympathetically modernised throughout. Tucked away in the heart of the highly sought-after village of Woodbury, offering privacy, generous proportions with versatile accommodation.

The impressive kitchen/dining room is a spacious and inviting space with underfloor heating, Rangemaster dual-fuel range and a wood-burning stove set within a brick inglenook. French doors and garden-facing windows provide wonderful views across the tiered gardens. There are two further reception rooms, including a characterful family room with stained glass windows, and a delightful rear sitting room featuring a Clearview wood-burning stove and French doors opening to a private courtyard garden.

The ground floor also benefits from a utility, shower room with underfloor heating, and a generous fourth bedroom overlooking the courtyard, ideal for guests or multigenerational living.

Upstairs, the home continues to impress with three





further bedrooms, including a light and airy principal bedroom with dual-aspect windows, built-in wardrobes, wash hand basin and scope to create an en-suite. A family bathroom with underfloor heating, and a quirky study offers a peaceful workspace with lovely garden views.

Outside, the property is approached via a private lane leading to gated gravel parking. The professionally designed gardens are a true highlight, arranged over tiered beds to maximise sunlight and far-reaching views. Part traditional walled garden and part fenced, they provide a secure setting with gently sloping access throughout. A beautifully positioned seating area beneath a glazed veranda offers year-round enjoyment, complemented by a second open veranda entwined with grape vines and a charming water feature. Subtle low-level lighting enhances the ambience, while power points are located within the seating areas. Beyond the garden archway is a good-sized private gravelled parking area with gated access and scope for a garage or workshop, subject to consent.

### LOCATION

Situated amidst the beautiful East Devon countryside, the charming village of Woodbury offers the perfect balance of rural tranquillity and community spirit. Just a short drive from Exeter, Exmouth, and the stunning Jurassic Coast, Woodbury enjoys a prime location with excellent access to both coast and city. Steeped in history and character, the village features a thriving community with a range of local amenities including a highly regarded primary school, two popular pubs, a community shop, post office, two churches, and a well-used village hall. The surrounding area is ideal for outdoor enthusiasts, with miles of scenic countryside, Woodbury Common, and nearby coastal paths offering fantastic walking, cycling, and nature-watching opportunities. Woodbury also benefits from good transport links, with Exeter International Airport and mainline rail connections nearby, making it well-connected for both business and leisure travel. With its strong sense of community, outstanding natural beauty, and convenient location, Woodbury is one of East Devon's most desirable and picturesque villages-offering a peaceful lifestyle without compromise.





AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

**Tenure:** Freehold

**Council Tax Band:** F

**Council:** East Devon District Council

**Parking:** Parking for several vehicles

**Garden:** Pretty Front Garden

**Electricity:** Mains

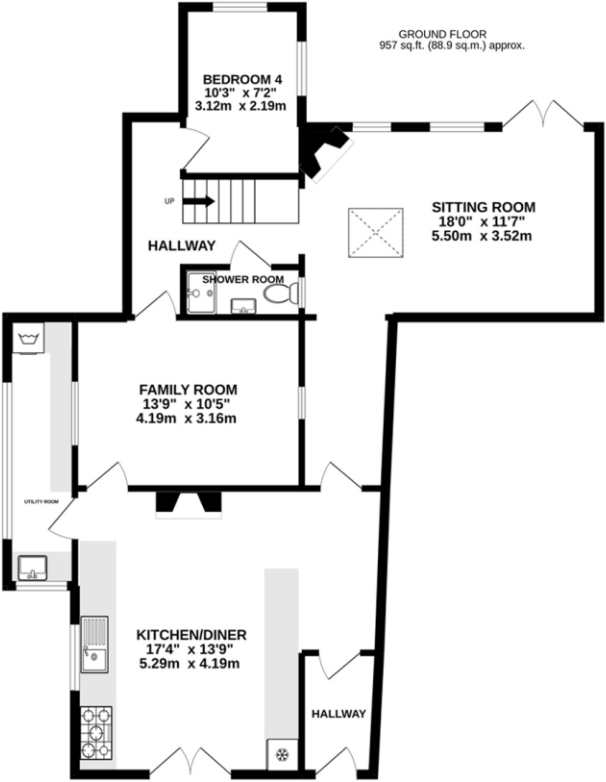
**Heating:** Mains Gas Boiler

**Water supply:** Mains

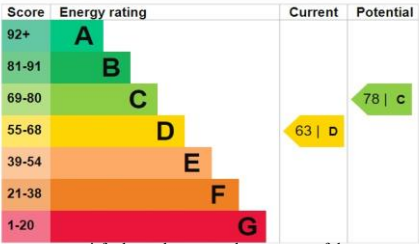
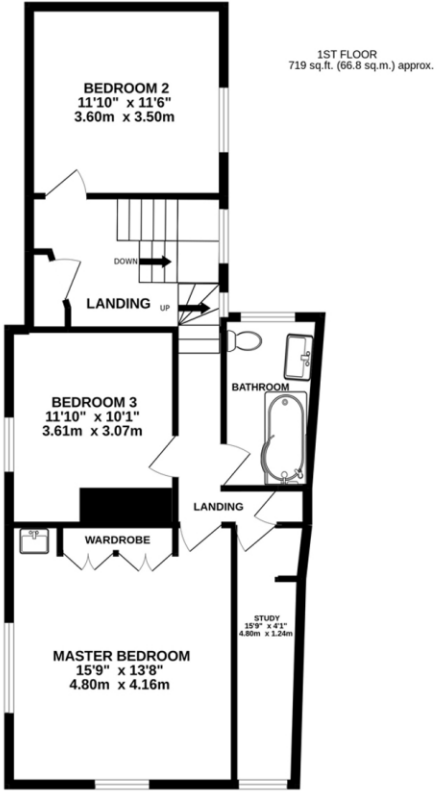
**Sewerage:** Mains

**Broadband:** Fibre To Cabinet Available with up to 76mbps download and 15 mbps upload

**Mobile Signal:** Several networks currently showing as available at the property including Vodafone and O2



TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022



Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



**EXETER OFFICE**  
18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**EAST DEVON OFFICE**  
61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk

