



Coach House

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Stoke Hill, Exeter, Devon, EX4 7JH



Exeter City Centre 2 miles
M5 (J29/J30) 4 miles

An elegant and unique detached family home set within 0.35 acres on the fringes of the city

- Beautiful panoramic views
- Rural position benefitting from short commute
- Substantial accommodation of over 2,800sq ft
- Fantastic open plan living accommodation
- 4 en suite bedrooms
- 2 further reception rooms/potential bedroom 5
- Secluded gardens and double garage

Guide price £850,000



SITUATION

Stoke Hill is on the north eastern fringes of Exeter, in an elevated position, just two miles from the city centre and the University Campus, yet in a rural position, surrounded by countryside. The thriving cathedral and university city of Exeter affords a fantastic range of cultural activities, befitting a centre of its importance, including theatres, museum, arts centre and a wealth of good restaurants and shopping. The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are frequent public transport routes, including two nearby train stations (Exeter Central and Exeter St David's) and an international airport with daily flights to London.

DESCRIPTION

Coach House is a truly unique home and an impressive residence of a contemporary design with delightful gardens. This stunning Architect-designed home offers spacious open plan accommodation, ideal for family living, and the spectacular use of glass with floor to ceiling picture windows and patio doors takes full advantage of the outstanding views towards the Exe estuary and Haldon Hills.

Well-presented, the versatile accommodation includes a fine open plan kitchen/dining room with vaulted ceiling and glass panelled wall opening onto a westerly aspect decked terrace to enjoy the late afternoon and evening sun. The superb 25' x 20' sitting room with galleried mezzanine lounge and its 18' bi-fold doors creates a unique/entertaining space.

The accommodation comprises 4/5 bedrooms, including principal suite with a large dual aspect bedroom which enjoys

far reaching views, along with a separate dressing room and en suite bathroom. The second bedroom, on the first floor, has an en suite shower room and the two ground floor bedrooms benefit from a Jack 'n' Jill bathroom, whilst the fifth bedroom is currently used as a study with a store room beyond. On the ground floor there is also a cinema room/snug.

The service rooms include a utility room with further storage, sink and plumbing for washing machine and rear entrance and separate cloakroom.

Other features of special note include an impressive atrium entrance and underfloor heating, served by an energy-efficient air source heat pump. Superfast broadband is directed around the house via a professionally installed wi-fi system.

THE GROUNDS

Externally the gardens have been cleverly landscaped to take full advantage of the views, comprising a large area of level lawn, terraces and a balcony; perfect for entertaining. The property is approached via a shared driveway with original brick pillared entrance leading to the private driveway, parking area and double garage beyond. Off the utility room is a large cat run.

SERVICES

Mains electricity. Mains water. Private drainage. Air source heating system.

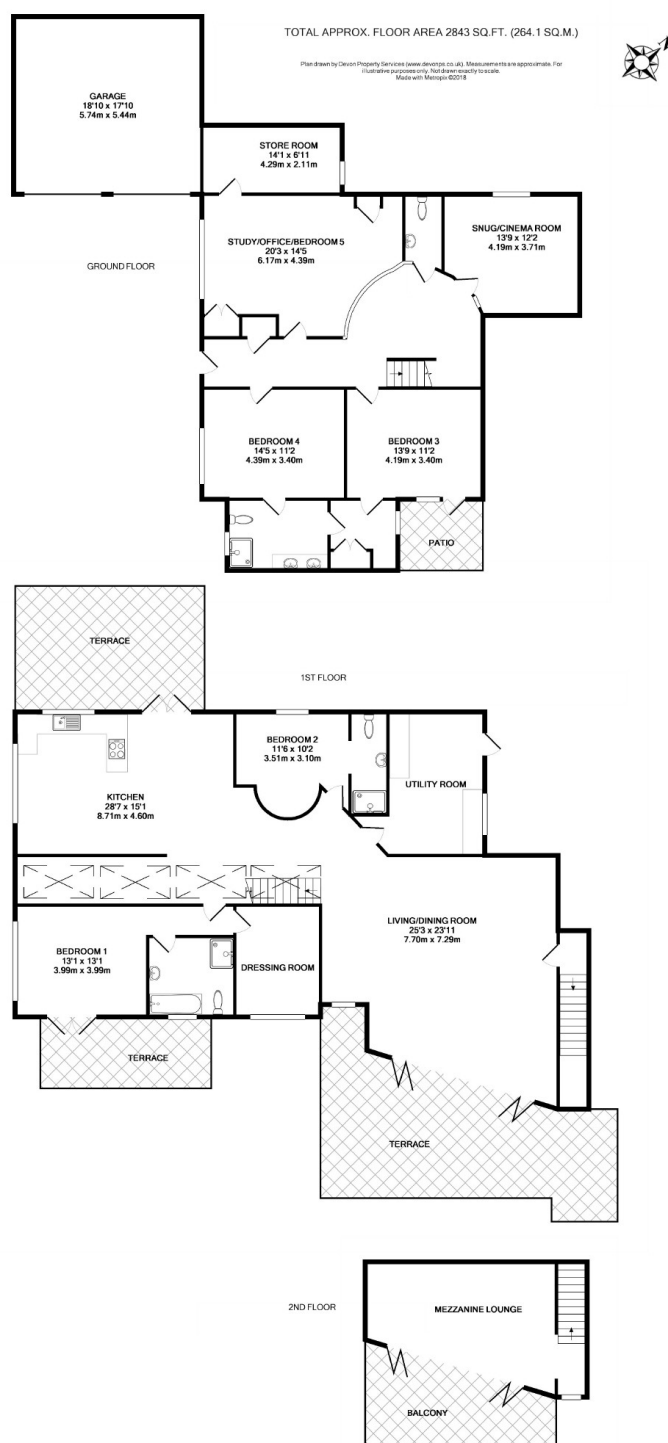
DIRECTIONS

From Exeter city centre head north along Western Way. At the roundabout take the second exit onto Old Tiverton Road. At the next roundabout take the second exit onto Stoke Hill. Continue along Stoke Hill where the property is on the left hand side half way up the hill.

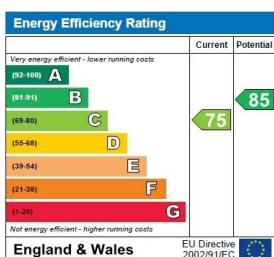


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These particulars are a guide only and should not be relied upon for any purpose.



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