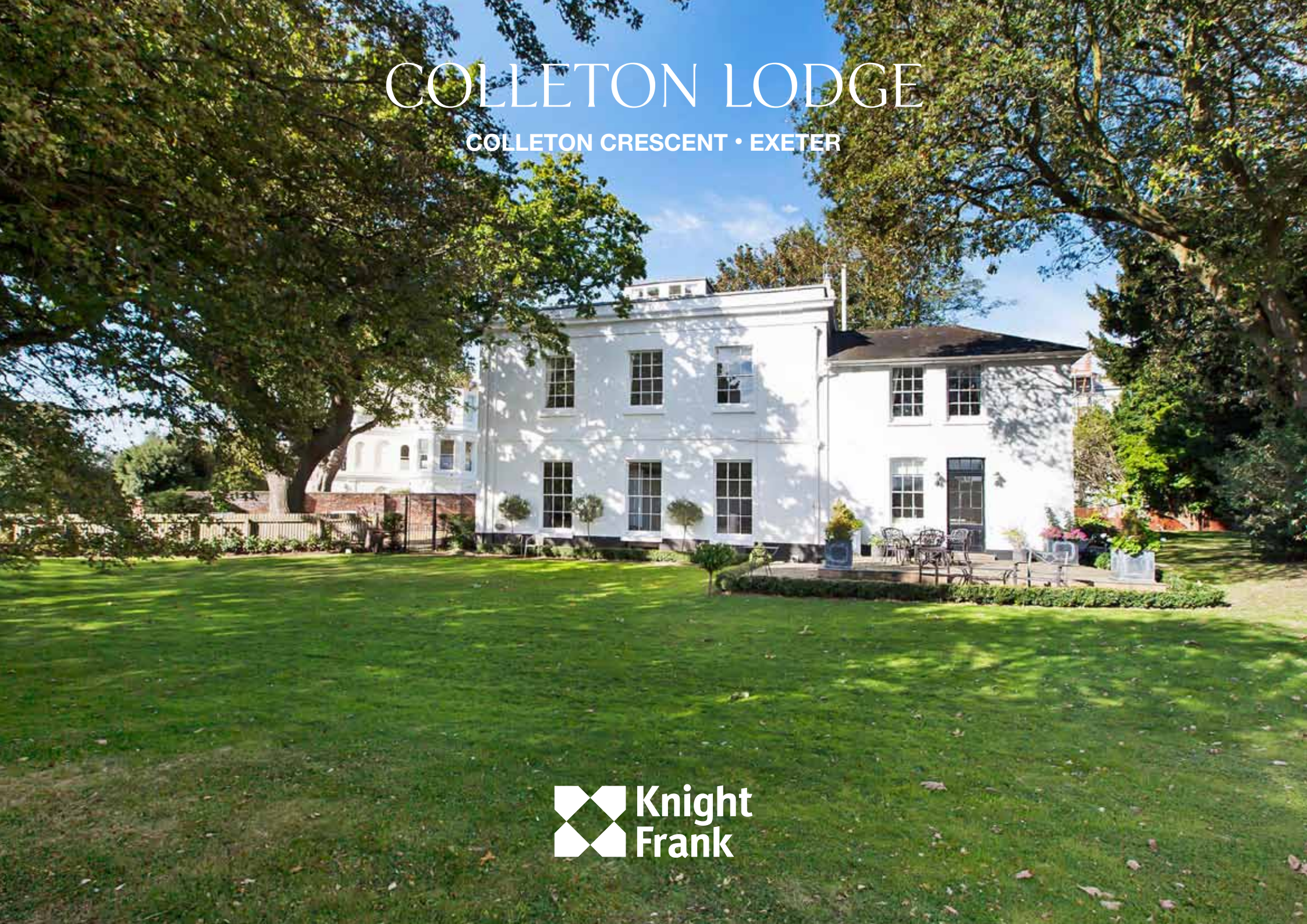


COLLETON LODGE

COLLETON CRESCENT • EXETER



COLLETON LODGE

COLLETON CRESCENT • EXETER • EX2 4DG

A grade II listed 6 bedroom detached family home situated in a desirable neighbourhood with excellent transport links

6 bedrooms (6 ensuite) • Entrance hall • Library
Dining room • Sitting room • Living room
2 Cloakrooms • 3 Store rooms • Utility room
Boot room • Kitchen/breakfast room
Basement lounge • Basement kitchen • Boiler room
Family bathroom • Private gardens • Off-road parking

Exeter St David's Stations 1.6 miles

Exeter International Airport 6.8 miles

Exmouth Town 11.4 miles

Directions – Post Code EX2 4DG

From Holloway St/A3015, turn right onto Friars' Walk and then take a left onto Friars' Gate. Continue onto Colleton Crescent.

Colleton Lodge will be on the left.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Colleton Crescent is situated just off the city centre of Exeter, overlooking the River Exe and the Canal Basin . St Leonard's is considered one of the most prestigious addresses in the area and benefits from easy access to both the High Street and the central business area in Southernhay.

There are a wide range of local amenities on offer such as a wide variety of shops, cafes and restaurants on the Quayside and Magdalen Road such as The Mount Radford Pub.

Horse riding, sailing, hiking the Jurassic Coast, visiting the cathedrals and castles in the area are just some of the leisure activities available. There are also 3 sandy beaches within 20 miles of the property, perfect for the summer months.

The region benefits from excellent transport links such as the city's four mainline train station, all within just 2 miles of the property. These provide regular connections to Bristol, Plymouth and London Paddington as well as the A30 and M5 leading to the national motorway network. Exeter International Airport offers both local and international flights.

The property is within walking distance of some great schools in the catchment area from St Leonard's CofE Primary School to St Michael's CofE Primary Academy, both rated 'Outstanding' by Ofsted.



Description

A beautiful Regency building in a Georgian crescent with breathtaking views over the surrounding area, over the Quay and Canal. The accommodation has been beautifully refurbished throughout whilst retaining charming character features such as the fireplaces.

As you enter via the storm porch, the airy entrance hall opens out to an inner hall interconnecting the ground floor living spaces. The large sash windows and high ceilings allow in plenty of natural light. The sitting room has a feature fireplace with large windows overlooking the gardens and leading to the dining room and kitchen/breakfast room. The stylish kitchen has a range of wall and base units, and a door leading to the rear gardens. The living room boasts a feature fireplace and is an ideal space to relax. The boot room and utility rooms, both with cloakrooms provide additional storage. The cosy library and store room complete the accommodation downstairs.

The basement level could be treated as a separate self-contained annexe as it has its own entrance, a separate lounge and kitchen with 2 store rooms and boiler room. The basement bedroom has built-in wardrobes and an en suite bathroom.

On the first floor, there are 4 double bedrooms with the master bedroom benefitting from an en suite bathroom and walk in dressing room. The second bedroom has three in-built wardrobes and open plan access to a low level WC, bathroom and wash hand basin. The third and fourth bedrooms have en suite bathrooms as well with stylish three piece suites and separate family bathroom containing a corner shower cubicle, low level WC and wash hand basin.

To the second floor, there is the spacious bedroom with a pleasant outlook, an en suite bathroom with corner shower cubicle, low level WC and wash hand basin. There is a walk in wardrobe and eaves storage available.





The property is situated in its own grounds and can be approached from the main road leading to its own small car park with 6 spaces.

The rear of the property, accessed from various living spaces, lead to both a paved area with seating ideal for al fresco dining and entertaining as well as a large mostly laid to lawn garden. The gardens are bordered by mature shrubs and trees adding to the beauty and character of the home. There are underground caves for storage.

Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ.
Tel: 01392 277 888. www.exeter.gov.uk

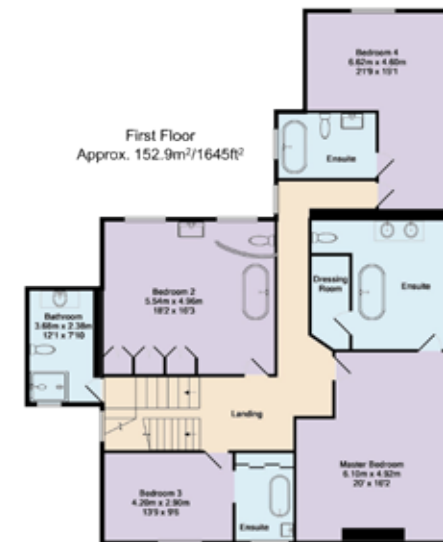
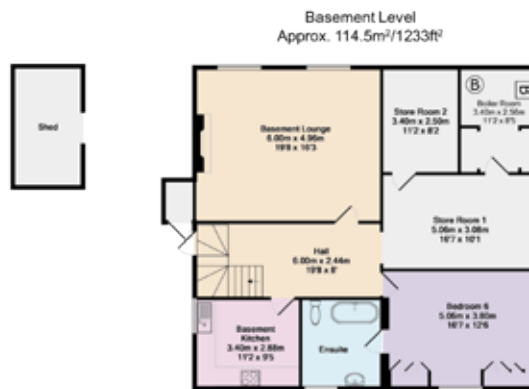
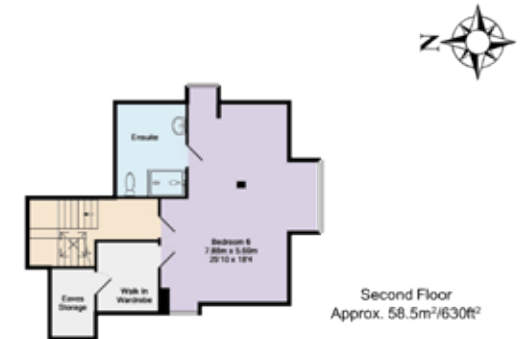
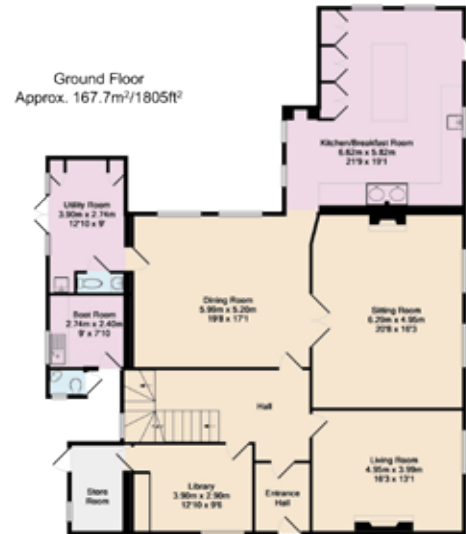
Viewing

Strictly by appointment only with agents Knight Frank
Tel: 01392 423 111

Tenure

Freehold

Total Area (excluding Shed) 493.6m² / 5313ft²



Please note: This floor plan had been prepared as general guide and should not be relied upon as anything other than an approximate representation of the property.

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