



Briar House 93 Sweetbrier Lane

Heavitree, Exeter, EX1 3AW

Guide Price £625,000

On the market for the first time in 27 years, this impressively large 3 double bedroom detached family sized residence occupies a very sought after residential location lying equidistant from Hamlin Lane Playing Fields and Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. The property is within easy level walking distance of local shops, schools and amenities with a regular bus service into town. Originally designed and built for the builder's own occupation, this highly individual residence features a distinctive triple gable design with arched central storm porch and balcony helping to define the property's unique identity and distinguishing character. All of the rooms have generous proportions being light and airy. Built in the early 1930's, this outstanding home comes with an unspoilt interior showcasing an array of original classic features including striking oak panelling in the reception hall and three reception rooms, heavy oak front and rear entrance doors, internal oak doors, stunning retro style fireplaces, decorative stained glass windows, picture rails etc. The property has been lovingly maintained by the current owners and boasts a bespoke handcrafted retro styled kitchen, cloakroom WC, spacious well appointed four piece bathroom, gas central heating & uPVC double glazing, garage, off road parking and well landscaped gardens on three sides including lawn and patio areas, an abundance of specimen young trees, shrubs and bushes, well placed summer house and sliding doors revealing a stunning sunken garden.

The property also enjoys easy access to the M5 Motorway, the R D & E Hospital, Exeter Business Park in Sowton, Exeter International airport and there are excellent rail services to London (Paddington and Waterloo), the Midlands and the north of England.

Strong interest anticipated and early viewings recommended.

Viewing

Please contact our Heavitree Office on 01392 499823 if you wish to arrange a viewing appointment for this property or require further information.

- Reception Hall
- Lounge, Dining Room
- Study/Music Room
- Kitchen/Breakfast Room
- Cloakroom/WC
- Spacious Landing
- 3 Large Double Bedrooms
- Spacious Bathroom (4 piece suite)
- Gas Central Heating & uPVC Double Glazing
- Landscaped Gardens, Garage & Parking



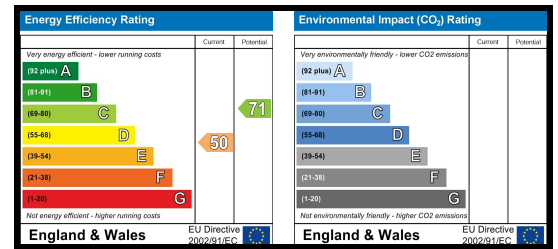
Floor Plan



Area Map



Energy Efficiency Graph



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