



49 Sheppard Road, Exeter, EX4 5DD
Price Guide £550,000


FRANCIS LOUIS
Residential

This beautifully presented four-bedroom detached home is located on the ever-popular Sheppard Road in Pennsylvania, Exeter. Set against a backdrop of mature trees and lush greenery, the property offers stylish, versatile living with a spacious layout, landscaped gardens, and far-reaching views—ideal for modern family life.

The main entrance is at street level, opening into a well-designed upper floor that acts as the heart of the home. The generous open-plan living and dining room creates a light and airy social space, perfect for entertaining or relaxing. Large sliding doors lead out onto a stunning elevated balcony, offering views across the secluded garden and surrounding woodland. A staircase from the balcony leads down to the garden, seamlessly connecting indoor and outdoor living. Just off the dining space, the recently fitted separate kitchen features sleek, modern units, integrated appliances, and ample countertop space. A versatile office or fifth bedroom and a convenient cloakroom/WC complete the upper level.

The lower ground floor houses three well-proportioned double bedrooms, including a spacious main bedroom with direct access to the garden—ideal for a peaceful retreat. This level also includes a stylish family bathroom, an additional en-suite shower room, a laundry/utility room, and a compact fourth bedroom or dedicated study, offering flexible use to suit any lifestyle.

The landscaped rear garden is a standout feature, thoughtfully arranged with a large decked area, mature planting, and a well-maintained lawn—perfect for outdoor dining, play, or relaxation. To the front, a driveway provides off-road parking, and the home benefits from its location on a popular residential road close to local amenities, highly regarded schools, and Exeter city centre.

This is a rare opportunity to acquire a beautifully updated, move-in ready home in a sought-after part of the city. Early viewing is highly recommended with Francis Louis Residential.



Property Overview

Discover a truly exceptional home that balances style, sustainability, and flexibility across two beautifully designed floors. Ideal for modern families and professionals alike, this home delivers refined interiors, outdoor serenity, and eco-conscious features—all in one harmonious package.

Ground Floor

Step through a welcoming entrance hall that sets the tone for a lifestyle of ease and sophistication. Off the hall lies a versatile room that can serve as a comfortable bedroom or a quiet home office, along with a well-placed WC for convenience. The heart of the home is a true cook's kitchen, designed with both aesthetics and functionality in mind. Fitted with top-of-the-line appliances—including a Siemens hob, Neff oven, and a Miele dishwasher—it combines high-end performance with sleek cabinetry and generous counter space, making it ideal for daily living and entertaining alike.

Adjoining the kitchen is a spacious living room that opens fluidly into a striking open-plan dining area. Large sliding doors extend this space onto a wide balcony, inviting in natural light and offering stunning sunset views over the treetops. From here, a graceful set of external stairs leads down to the manicured rear garden, enhancing the home's indoor-outdoor flow.

Lower Ground Floor

n the lower level, the home continues to impress with three well-proportioned bedrooms. One of these rooms enjoys direct access to the garden, making it a perfect choice for a primary suite or private guest accommodation. This floor also includes a modern family bathroom, a contemporary en suite, and a dedicated laundry and utility room designed for practical, everyday comfort. A compact room offers further flexibility—ideal as a fourth bedroom, a second office, or a hobby space.

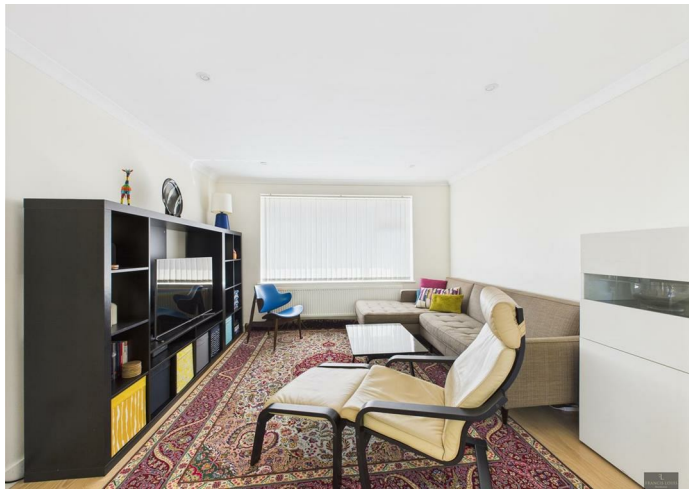
Outdoor Space

The outdoor environment has been designed for both tranquility and connection. The standout balcony provides a peaceful perch with panoramic views across lush greenery. Stairs lead to a landscaped rear garden that feels like a private retreat, complete with a large raised decking area—perfect for lounging, entertaining, or al fresco dining. Mature trees provide natural screening, while a Japanese-style stone garden and an elevated, sun-drenched lawn offer beauty and relaxation throughout the seasons.

Sustainability & Smart Living

This home is as forward-thinking as it is beautiful, equipped with solar panels and a high-capacity battery system that deliver sustainable, energy-efficient living. These features not only lower utility costs but also enhance the home's long-term environmental footprint, all without compromising on comfort or design. There is the additional benefit from a EV charging point too.









Ground Floor



Floor 1

Approximate total area^m

1318 ft²

Balconies and terraces

83 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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