



Horizons
River Front | Exton | Exeter | Devon | EX3 0PR

FINE & COUNTRY

HORIZONS



An incredible waterside residence in the sought after estuary village of Exton. This property has been greatly improved by the current owners, yet there is still incredible potential, with planning consent for a first floor rear extension, including a balcony overlooking the river Exe.



KEY FEATURES

The front door opens into the heart of this property, with views of the estuary glimpsed as soon as you step inside this welcoming home.

The open plan kitchen/diner is perfectly laid out for function and sociability, with beautiful high quality granite worktops and inset sinks. There is a gas range cooker and a range of integral appliances, including a fridge, freezer and dishwasher. The dining area has made clever and harmonious use of space, with seating comfortably built around the large circular dining table, which is lit up via the statement pendant light.

The spacious sitting room has French doors that open onto a large paved patio, allowing you to enjoy the estuary views from the comfort of your sofa. Tucked in the corner is a wood burner, adding a cosy feel to this light and spacious room. There is also a wall of stylish built in storage and display shelves and statement wall lighting.

Through glazed saloon style double doors is the ground floor study, which has the most incredible workstation views.

A door to the right of the entrance provides access to a separate guest suite, with a large double bedroom, enjoying lots of natural light and beautiful views of the estuary and access to the rear patio via French doors and a large picture window. This room has its own tastefully decorated shower room, with large walk in shower, WC and round marble effect counter top sink.

There are two further great sized ground floor double bedrooms, one of which has access to the conservatory, which looks out over the side garden.





SELLER INSIGHT

“ This has been an amazing home to raise our family; offering an outdoor lifestyle with the large garden and access to the river. We have some very special memories. Our children have all learnt to sail here and for our wedding we sailed to Lympstone harbour from the house, while friends and family watched on from the garden. We have kayaked across the river to the Turf for a pint and paddle boarded to Topsham and Lympstone to see friends. As wildlife enthusiasts we have enjoyed the opportunity to photograph rare birds from the house.

Exton is a quiet train station with trains stopping only by request. We have enjoyed the convenience of having a local branch line to allow us easy access to the beach, the city centre and to bring us home after an evening in Topsham with friends.

During the winter it is wonderful to relax on the sofa, being warmed by the wood burner while watching the breathtaking expansive views, stunning sunsets and the huge flocks of migratory birds on the estuary. From the comfort of our home, we have often spotted flocks of avocets, seals, osprey, spoonbills and otters.

We have appreciated how lucky we have been to live at Horizons. Every time we come home, we cannot believe we live in such a beautiful place. However, with our children moving on, we no longer need all the space.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

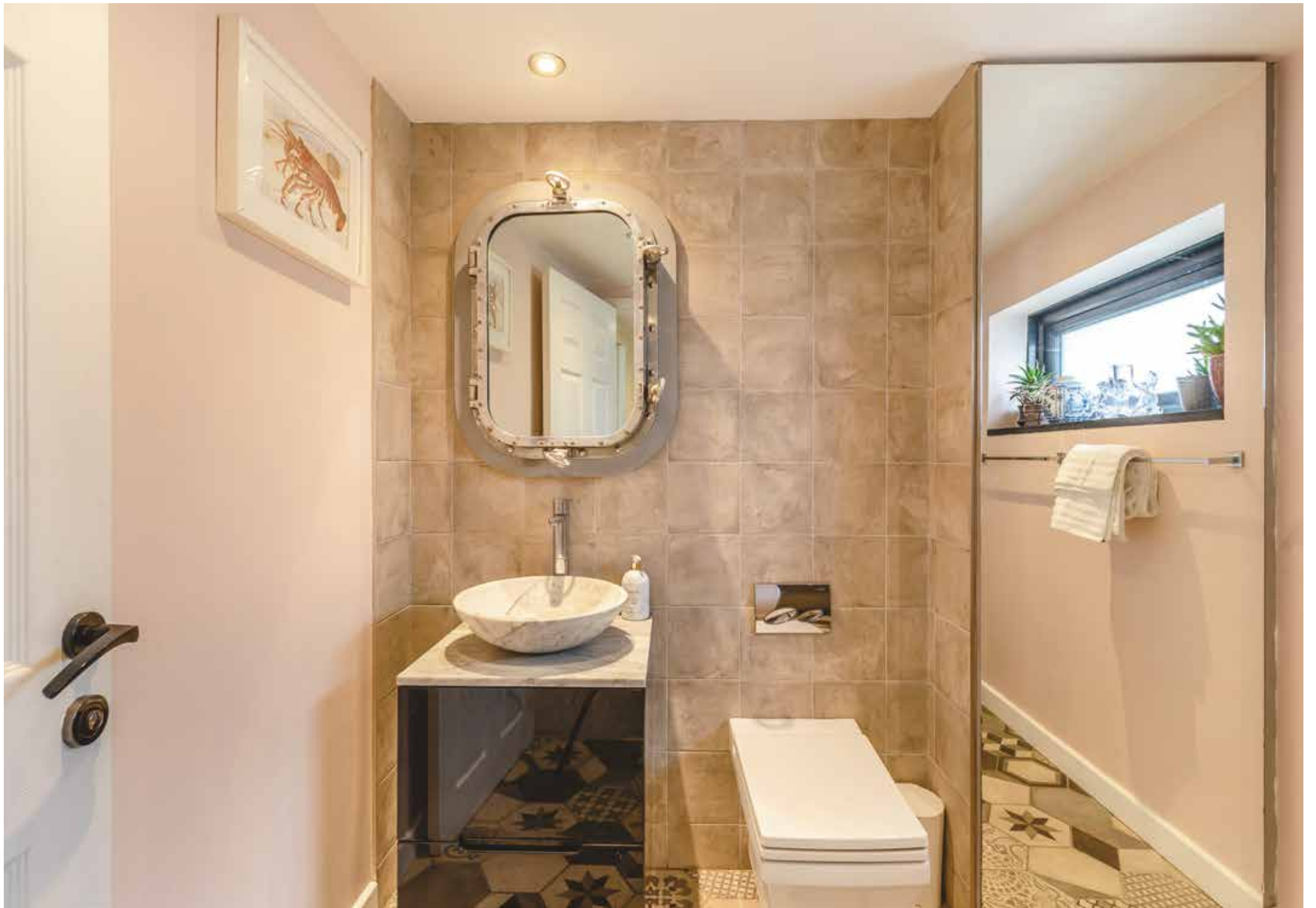
















The first floor accommodates two stunning and spacious double bedrooms which really make the most of the waterside views. A bed nook has been created within bedroom 5, with a window spanning the width of the wall, and a large mirrored built in wardrobe along the opposite wall reflects the view and offers practicality and style.

Bedroom 5 is a generously sized bedroom with a striking black framed circular window opposite the entrance to the room. A cosy seating area sits within the dormer with a large window fitting the width of this area.









Outside:
There is a rear paved patio which extends across the length of the property and provides a perfect seating area to enjoy the views of the estuary and the wildlife it presents. A small gate provides access to the end of the train platform, with the estuary beyond.

To the side of the property there is a level lawn area encased on 3 sides by tall hedging and mature trees, offering increased privacy.

On the other side of the property there is a further lawn area and ample parking for numerous vehicles.





INFORMATION

Services

Mains gas, electricity, water and drainage.

Local Authority

East Devon District Council
Council Tax Band G

Area information

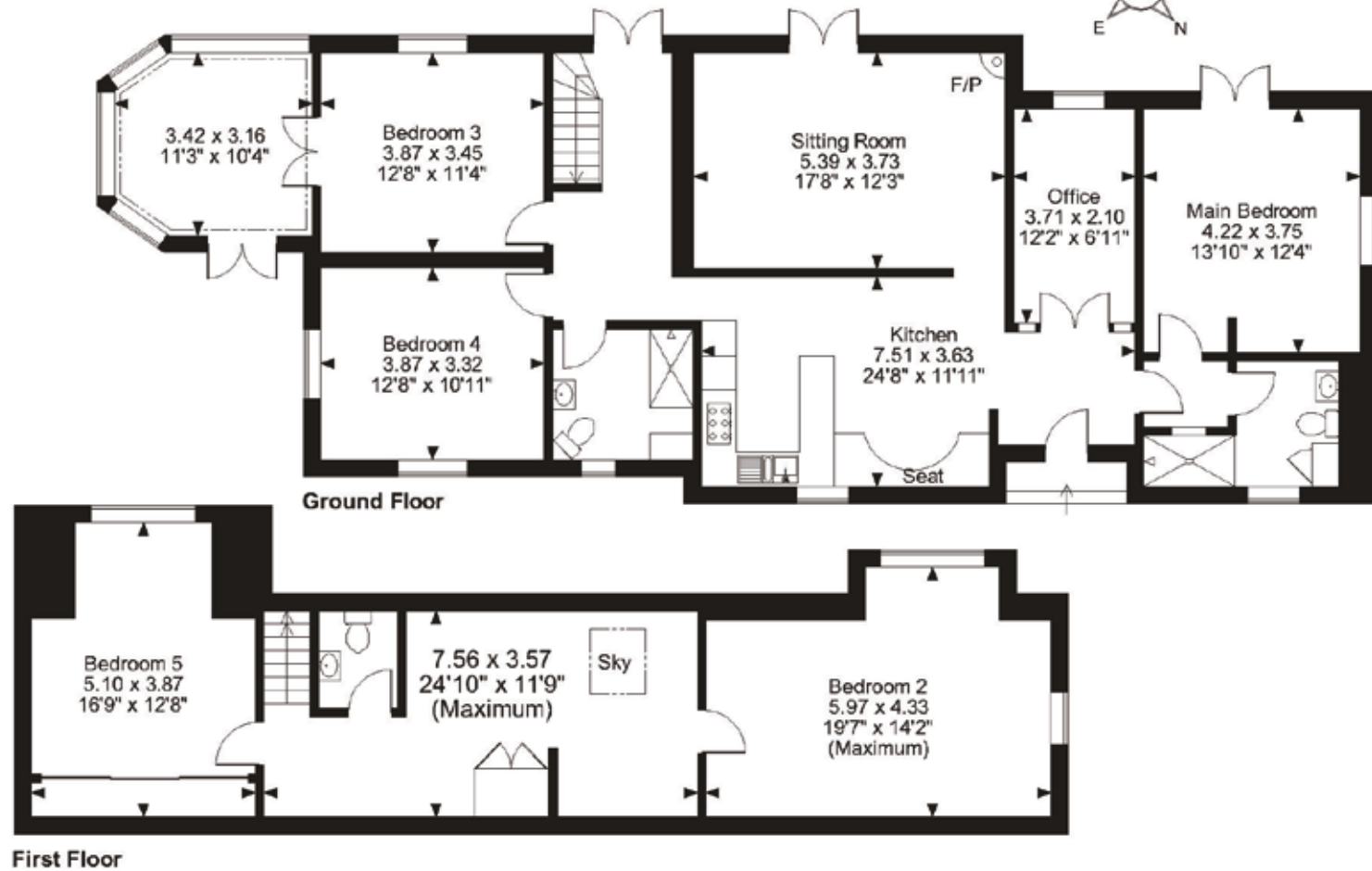
Exton is a highly desirable estuary village, nestled between the cathedral city of Exeter and the sandy beach of Exmouth, on the eastern banks of the river Exe. The picturesque Exe estuary cycle trail is just a short distance away and there is a thriving village community.



Council Tax Band: G
 Tenure: Freehold



Horizons River Front, Exton, Exeter, Devon
 Approximate Gross Internal Area
 2165 Sq Ft/201 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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