



The Haven
Kennford | Exeter | Devon | EX6 7XZ

THE HAVEN



Tucked away in picturesque countryside close to Haldon Forest, sits this captivating and serene haven. It has been beautifully designed to maximise natural light and to make the most of the stunning elevated views of the surrounding rural landscape.



KEY FEATURES

The front door opens to reveal a spacious and well organised entrance vestibule with space for seating and a large storage cupboard.

The main living area is a striking open plan triple aspect room with large expanses of glazing and trifold doors, allowing panoramic views of the garden and the countryside beyond. The room is cleverly divided into several seating areas which make the most of these vantage points. A statement wood burner with front and side windows is positioned where these three zones converge, allowing all areas of this expansive room to enjoy its warmth and cosiness. A tall recessed log store provides an attractive and practical backdrop.

The sunroom boasts floor-to-ceiling glazing, flooding the space with natural light and blurring the boundaries between indoor and outdoor living. An ingeniously positioned pergola provides a pretty frame to this view whilst providing some shade to both the sunroom and the terrace, which can be accessed from this room. Stylish recessed shelving provides a perfect place to display favoured items.

The dual aspect open plan kitchen and dining room is perfectly laid out for harmonious meal times, with plenty of space for a large dining table and chairs, and room for additional seating with a view out of the French doors. The high-quality kitchen has elegant marble worktops and upstands and a range of thoughtfully chosen integrated appliances. There is an induction hob with an overhead extractor, two Neff slide and hide ovens, Kettle hot tap and filtered chilled water tap, an integrated dishwasher, microwave, fridge, freezer, wine cooler and additional recessed wine storage.

Off the kitchen is a large utility room with ample storage, a sink, and space and plumbing for a washing machine and a drier. There is also a door to the rear garden and a convenient downstairs cloakroom.

The contemporary glass and oak staircase provide plentiful storage with bespoke pull-out cupboards built in beneath. A partially glassed roof allows sunlight to flood the upper floor and filter down through the centre of the property, unobstructed by the glass balustrade.









SELLER INSIGHT

“ As soon as we saw *The Haven*, we fell in love. We had been searching for a tranquil, secluded home, within easy reach of a city and the rest of the world. *The Haven* is a home with plenty of light, an open feeling, and the clever use of glass, appear to bring the garden and nature inside.

We love the location of *The Haven*, it sits in a secluded space that acts as a haven from the outside world, with magnificent views, stretching from the mouth of the river Ex, all the way over to Exeter and its Cathedral and beyond. The sound scape is of bird song and trees swaying in the wind. Whenever we return from anywhere, we feel the peace and tranquillity. The property has large glass areas which help you feel as if you are part of the garden and nature, while on the inside.

It is a wonderful place to live, yet remains minutes away from the M5 / A30 and a short drive to Exeter and all its many charms.

The mature garden offers us all day sun, or shelter. We enjoy the different seating options all offering their own unique views, which vary with the time of year or time of day. We can be having alfresco breakfasts and dinners, keeping warm with a fire bowl. At night we have all the stars out and enjoy the clear uninterrupted view of the universe without the light pollution of a city.

We can also step out of the garden and straight into Haldon Forest and amble our way around the many tracks or cycle the many paths. If we feel adventurous, we can also cycle down to the river Exe and follow the cycle paths there.

Our best memories are of entertaining family and friends in the large Kitchen / Dining space, which spills out through double doors onto the sweeping patio. In the evenings we can keep warm in the lounge space, even with the bi-folding doors open, thanks to the powerful wood burner which can heat the whole area.

We will miss one special aspect of *The Haven*, which is coffee in bed in the mornings, looking out at the birds in the trees, with views in the distance of woods and fields.”*

* 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 landing presents an incredible standout feature, with the galleried landing providing a view of the sunroom below and an elevated view of the sky and rear garden. A sofa here provides the perfect spot to relax and to take in the breathtaking views.

The spacious master bedroom is another stunning room, with high ceilings and a wall of windows which together create a striking glazed arch, with the central window extending to the floor. The incredible attention to detail is evident with the bespoke shutters and large built-in wardrobe which has three layers of doors, revealing a concealed full-length mirror. The wardrobes are extra deep providing an incredible amount of storage.

To the side of the room, sliding screens open to reveal a freestanding bath located beneath an arched window.

Bedroom two and three are great sized rooms with a Velux window and built in wardrobes, which have eaves storage behind.

Also located on this floor is a spacious and stylish shower room and WC with a countertop sink and a backlit mirror located between the two obscured windows.













Outside

The gardens wrap around the property, with a large block paved driveway providing parking for several vehicles and a large workshop with log and bin store to the side. There is also a level lawn at the front of the property.

Mature shrubs and trees create a secluded area to the side of the property, which is easily accessed via the trifold doors opening from the main sitting room. This area has been paved, perfect for additional seating.

The pretty rear garden is laid to lawn with many mature shrubs and trees providing privacy. Brick and tiled steps lead down to the sun terrace, which is accessed via the sunroom, dining room and the utility room.

To the other side of the property is another elevated tiled area, which could be a lovely location for further seating, as this area also enjoys far-reaching elevated views.





INFORMATION

Area information

The Haven is situated between Haldon Forest and the village of Clapham. It has excellent transport links to both the A30, A38 and M5 motorway. The cathedral city of Exeter is approximately 6 miles away, offering vibrant city living. It is a fantastic base to explore the many nearby beaches, leisure and recreational facilities, and Dartmoor and Exmoor National Parks.

There are excellent nearby state and private schools alongside Exeter College and Exeter University. Exeter St Davids Rail station has regular services to London Paddington and Waterloo and Exeter International Airport flies to many national and international locations.

Services

The property has LPG heating.
Mains water with private draining.
Mains electricity.

Local Authority

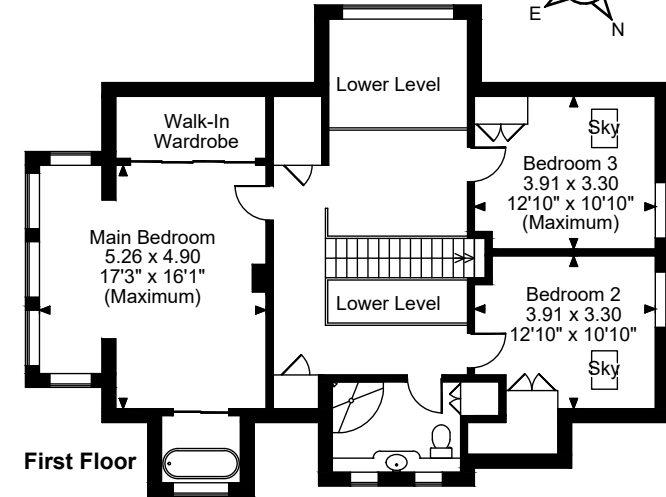
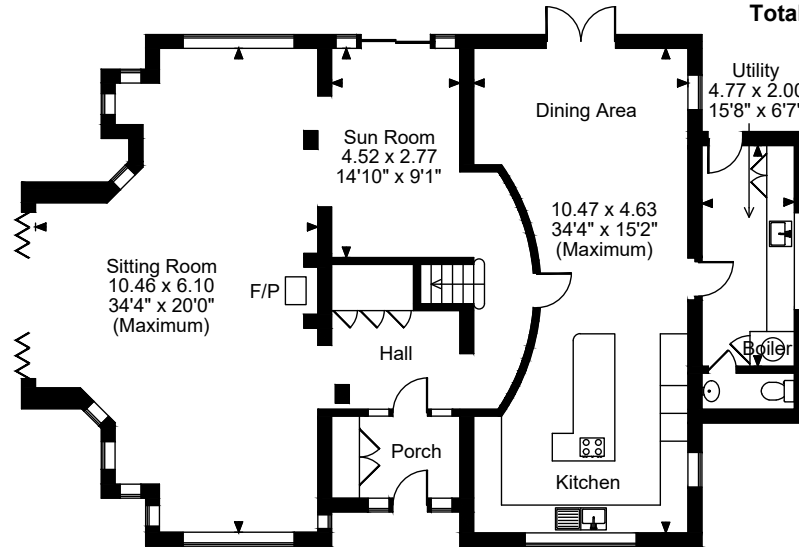
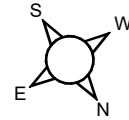
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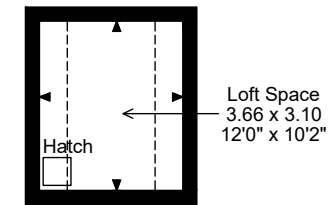
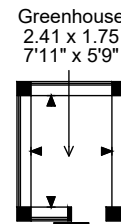
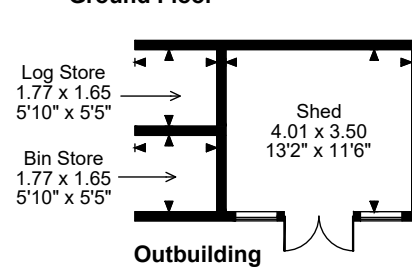
Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Haven, Kennford, Exeter, Devon
Approximate Gross Internal Area
Main House = 2587 Sq Ft/240 Sq M
Outbuilding = 270 Sq Ft/25 Sq M
Total = 2857 Sq Ft/265 Sq M



Ground Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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FOUNDATION

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