



Monterey



# Monterey

Little Johns Cross Hill, Exeter, EX2 9PL

An impressive detached family home set in a charming semi-rural location on the Southern edge of Exeter with beautiful views over countryside, driveway parking and a private, wrap-around garden.

- Fantastic family home
- Open plan kitchen/dining room
- 4/5 bedrooms and 3 bathrooms
- Garden room/home office
- EPC: C
- Beautiful countryside views
- Sitting room with woodburner
- Driveway parking
- Council tax band: G
- Freehold

Guide Price £995,000

## SITUATION

The property is situated on the South East side of Exeter, at the top of a private drive in a lovely, quiet, semi-rural location yet only approximately 1.5 miles to the City centre. Exeter is a thriving city thanks to its cathedral, quay and university. Additionally, other convenient locations nearby include the Royal Devon and Exeter Hospital and walks alongside Exeter's beautiful quayside. Exeter affords a fantastic range of amenities, including well regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining options. The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are regular rail services to London and an international airport.

## DESCRIPTION

Monterey is an impressive, detached family home set at the end of a private drive in an elevated position on the edge of Exeter. Well presented throughout, the accommodation is laid out to a reverse level style, with 4 bedrooms including an en-suite on the ground floor, and the living accommodation being on the first floor with an open plan, south facing kitchen/dining room, sitting room and study making the most of the views and sun throughout the day. Outside, there is a driveway providing parking for a number of vehicles and a good sized garden with a large decked area ideal for enjoying the views.





## ACCOMMODATION

From the front door, the oak staircase rises to a lovely open plan kitchen/dining room with a vaulted ceiling and exposed wood beams. There are a range of fitted cupboards with a stainless steel sink and Range cooker with the work top extending to create a breakfast bar. A number of windows enjoy the lovely views over countryside to the South and West, there are French doors to a balcony on the South elevation and on the other side, French doors onto a large balcony/terrace with space for a dining table and direct access into the garden which also has a woodfired hot tub. Leading from the kitchen is a lovely sitting room with wood burner with a door into a room currently used as a study with a shower room, which could be used as another bedroom or as a family room.

To the left of the entrance hall on the ground floor, is a useful utility room with hand wash basin, fitted cupboards and space for a tumble dryer and washing machine. Leading from the hall, is bedroom 3 with French doors and a window opening to the garden. To the right of the entrance, you will find the family bathroom, fitted with a panel bath, hand wash basin in a vanity unit and a W.C. There is a master bedroom with double doors into a dressing area and a door into an impressive shower room fitted with a walk in shower, feature hand wash basin and a W.C. From this bedroom, there are also French doors leading out to the garden. There are a further two bedrooms on the ground floor.

## OUTSIDE

To the front of the property is a driveway providing parking for a number of cars with a gate giving access into the garden. Laid mainly to lawn, there are a number of mature trees, a covered patio under the balcony and an area of hard standing, providing space for garden room/home office. The garden rises to the rear of the house where it is terraced with raised planting beds, fruit trees and lovely views back across towards Haldon Forest.

## SERVICES

Current Council Tax: G

Utilities: Mains electric, water and broadband

Drainage: Klargester tank located in the garden which was installed in 2010 and cleaned in July 2024.

Heating: Gas central heating

Tenure: freehold

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

Head across the Exe Bridges roundabout and take the junction onto Cowick Street. Follow the road to the top and at the junction cross over the junction onto Dunsford Hill. Continue up the hill and on the brow, turn left into Little Johns Cross Hill, and take the second turning on the left signed Monterey and follow the road where the house is on the left hand side.

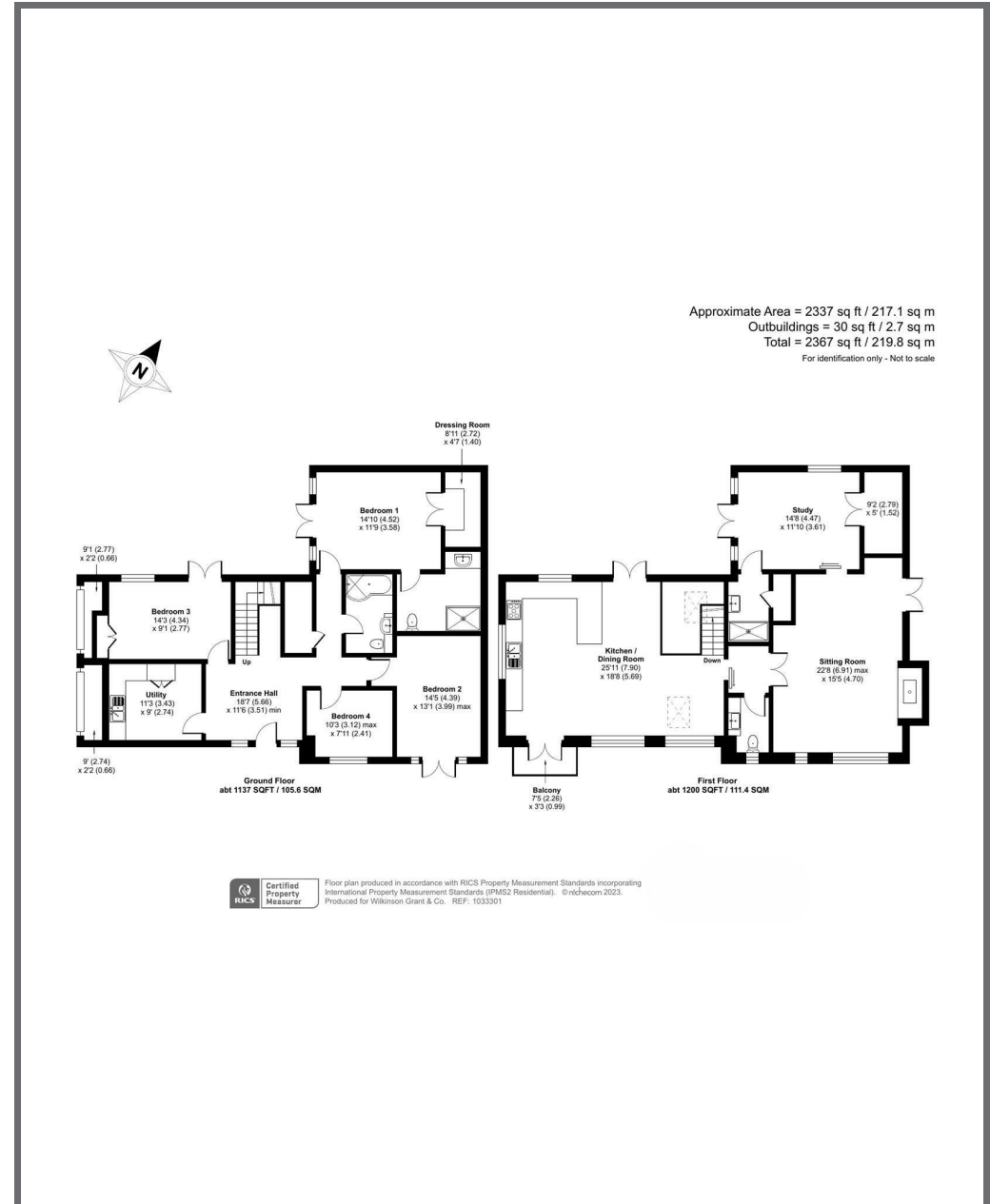
## AGENTS NOTE

The vendor advises that the property is located in a conservation area and has the benefit of private rights of way.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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