



The Meade











# The Meade Sanctuary Lane

Woodbury, Exeter, Devon, EX5 1EX

Exeter (8.7 miles), Exmouth (6.5 miles), M5 (5 miles).

Located on the edge of Woodbury Common an impressive and stylish detached house set in grounds of approximately 3.1 acres with lovely gardens and driveway parking.

- Beautifully presented detached house
- Former orchard with overall land of 3.1 acres
- Ground floor bedroom
- Attractive landscaped gardens
- Council Tax Band: D
- Period cottage with striking modern extension
- Adaptable accommodation of just under 3000 sqft
- Large workshop/studio
- EPC: B
- Freehold

Guide Price £800,000

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@StagsProperty

## SITUATION

The property is situated along a quiet lane, close to Woodbury Common and just a short distance from Woodbury, one of East Devon's most desirable villages. Woodbury offers a range of local amenities, including a 15th-century parish church, village school, shop, garage, and two pubs. Darts Farm and Greendale Farm shops are a short drive away, providing high-quality food shopping. Woodbury Park Golf and Leisure Club is just 2 miles from the property, and the popular beaches of Budleigh Salterton and Exmouth are easily accessible. To the north of the village lies Woodbury Common, offering acres of unspoilt land. The cathedral city of Exeter is a convenient commute to the west, offering a wide range of facilities, including rail links to Paddington and Waterloo, access to the M5 at Junction 30, and Exeter International Airport.

## DESCRIPTION

The Meade is a fabulous property, recently upgraded and extended by the current owners to seamlessly blend the charm of a period property with the modern appeal of a contemporary extension. The spacious accommodation spans nearly 3,000 sqft and includes, on the ground floor, a sitting room, modern kitchen/family room, large dining room, and a downstairs bedroom with en-suite. The first floor offers two additional bedrooms, both with en-suite bathrooms. Outside, there are gardens to the front and rear, with a driveway leading to a linked studio/workshop. Across the access lane, there is a large orchard, and the overall plot extends to approximately 3.1 acres.

## ACCOMMODATION

Entering from the driveway, a door opens into a spacious entrance hall. Directly ahead is the kitchen, with a W.C to the left, and to the right, an impressive sitting room, part of the new extension, featuring large windows and French doors overlooking the garden and a wood burner. The kitchen, which forms the second half of the extension, is fitted with a range of base, wall, and drawer units, with integrated appliances, and a modern electric AGA, together with a walk in larder. French doors and a window overlook part of the garden, and an opening leads to a colourful family room with a window and door to the outside. The family room leads to a large utility room with fitted units, a sink, a large drying room, and a door leading to a side passage with access to both the front and a rear courtyard garden. From here, a door opens into a fantastic workshop/studio, with French doors leading to the front of the property. The family room leads into the older part of the property, where you'll find a lovely spacious dining room, an inner hall with a staircase rising to the first floor, a downstairs bedroom with en-suite bath and shower room currently used as an office. On the first floor, a door leads to the master bedroom with an en-suite shower room and walk in wardrobe. Across the landing is a third double bedroom, also with an en-suite shower room.







## OUTSIDE

A shared driveway with one other property leads to a five-bar gate opening into a private gravel driveway, providing parking for several cars. Adjacent to this is a lawned area enclosed by fencing, with a gate opening into a beautifully landscaped, formal garden. This garden is mainly gravelled and leads around the recent extension, where there is a decked seating area, a timber summer house, a wild flower area, and several well-stocked, raised flower beds. Accessed from the breakfast room, is a courtyard garden with more raised beds. On the opposite side of the access drive, approaching The Meade, is a field planted with mature fruit trees, measuring approximately 3.1 acres.

## SERVICES

Current Council Tax: D (Currently under review)

Utilities: Mains electric and water

Drainage: Treatment plant which is shared with the neighbouring property with annual running costs shared 50/50.

Heating: Electrical air sourced heat pump installed 3 years ago which services under floor heating on the ground floor and panel heating on the first floor.

Solar: Solar panels on the roof which feed a Tesla battery and there is an electric charging point.

Tenure: Freehold

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

## DIRECTIONS

From Exeter, head towards the Sandygate roundabout and take the third exit onto the A376 Sidmouth Road. Exit the roundabout on the A376, onto Sidmouth Road via the second exit, onto the A3052. At 3.3 miles, turn right at the crossroad onto Sanctuary Lane. follow the road around and The Meade is on the left hand side after approximately 1 mile.

## AGENTS NOTE

Additional land may be available by separate negotiation.

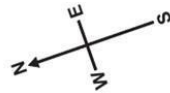
The vendor has also advised that the current Council Tax is being reviewed. Please speak to agent for further information.

## AGENTS NOTE

The vendor advises there is an uplift clause on the land for 25% of the difference in value between the value as agricultural land and the value with permission for RESIDENTIAL USE only. The restriction is for 25 years from 31 June 2021. Please contact the agent for more details.

Access to the house is via a right of way over a shared entrance splay.





Approximate Area = 2988 sq ft / 277.5 sq m  
Garden Toilet = 65 sq ft / 6 sq m  
Total = 3053 sq ft / 283.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1253017



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		100
(92 plus) A	91	
(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	







