



12, Holland Park







# 12, Holland Park

Exeter, Devon, EX2 7JE

Newcourt Train Station (0.4 Miles), RD&E Hospital (2.2 Miles)

An exceptional, architect-designed Zero Carbon Home in a prestigious cul-de-sac development, built to uncompromising standards and offering the very best in sustainable, stylish living. This spacious four-bedroom detached residence enjoys beautifully landscaped gardens, luxury interiors, and an enviable location adjacent to Exeter Golf and Country Club.

- Zero carbon home
- Underfloor heating and triple glazing
- Enclosed south facing garden
- Four double bedrooms
- Highly regarded developer - Heritage Homes
- Double garage and private driveway
- High specification throughout
- EPC: A(95)
- Freehold
- Council tax band: G

Guide Price £900,000

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## DESCRIPTION

This bespoke four-bedroom family home has been designed with sustainability, comfort, and contemporary style in mind. Built to an exacting specification by Heritage Homes, this property boasts a Zero Carbon rating, high-performance triple glazing, underfloor heating, discreet solar panels and a striking façade incorporating UV-protected Canadian Cedar cladding. The interiors are a masterclass in modern living with generous proportions, clean architectural lines, and luxurious finishes throughout.

## SITUATION

Located within the exclusive Holland Park development just off Old Rydon Lane, 12 Holland Park enjoys a private position in a quiet residential cul-de-sac. The property is ideally positioned for access to the city centre, excellent schools, the nearby Tesco superstore, and major transport links including the M5, A30 and Exeter International Airport. Newcourt railway station is less than half a mile away, providing direct services to Exeter, Exmouth and beyond. The area benefits from the tranquillity of leafy lanes and green open spaces, with the highly regarded Exeter Golf and Country Club on the doorstep.

## ACCOMMODATION

The accommodation is finished to an exceptional standard, with a spacious entrance hall featuring a solid Ash staircase and feature lighting. The open-plan sitting and dining area is light-filled with bi-folding doors to the south-facing garden, zoned underfloor heating, and a feature fire. The striking Bulthaup kitchen, designed by Sapphire Spaces, includes top-end appliances such as a Gaggenau induction hob, Wolf ovens, Sub-Zero fridge-freezer, and a solid oak breakfast bar. A separate utility room provides additional storage and integrated appliances. Upstairs, the galleried landing leads to four double bedrooms, including a vaulted principal suite with built-in wardrobes and a sleek en-suite. Bedrooms one and two also benefit from air-conditioning. The remaining bedrooms also have fitted storage and are served by a luxurious family bathroom with a freestanding bath and separate shower. A stylish cloakroom and ample storage complete this beautifully designed, energy-efficient home.





## OUTSIDE

To the front, a brick-paved driveway provides ample parking and access to the double garage which provides electric car charging. The landscaped rear garden is south-facing and professionally designed with mature borders, green oak raised beds, and a patio area with glazed canopy for year-round enjoyment. Additional features include a kitchen garden, exterior lighting, power points, and water taps. The double garage has electric up-and-over door, power and light, extensive storage, and courtesy door to the garden.

## ECO CREDENTIAL

This impressive home has been expertly designed with sustainability at its core, achieving an outstanding EPC rating of A (95). It benefits from 24 discreetly installed solar panels with battery storage, Fox ES battery back up and a feed-in tariff, significantly enhancing eco-credentials. The system also supports hot water heating, reducing reliance on gas. The property is triple glazed throughout and features zoned underfloor heating and high-spec insulation, ensuring excellent thermal efficiency. Together with its Zero Carbon design and premium construction, this home offers exceptional comfort with minimal environmental impact.

## SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband.

Drainage: Mains drainage.

Heating: Gas boiler with underfloor heating on the ground floor and radiations upstairs.

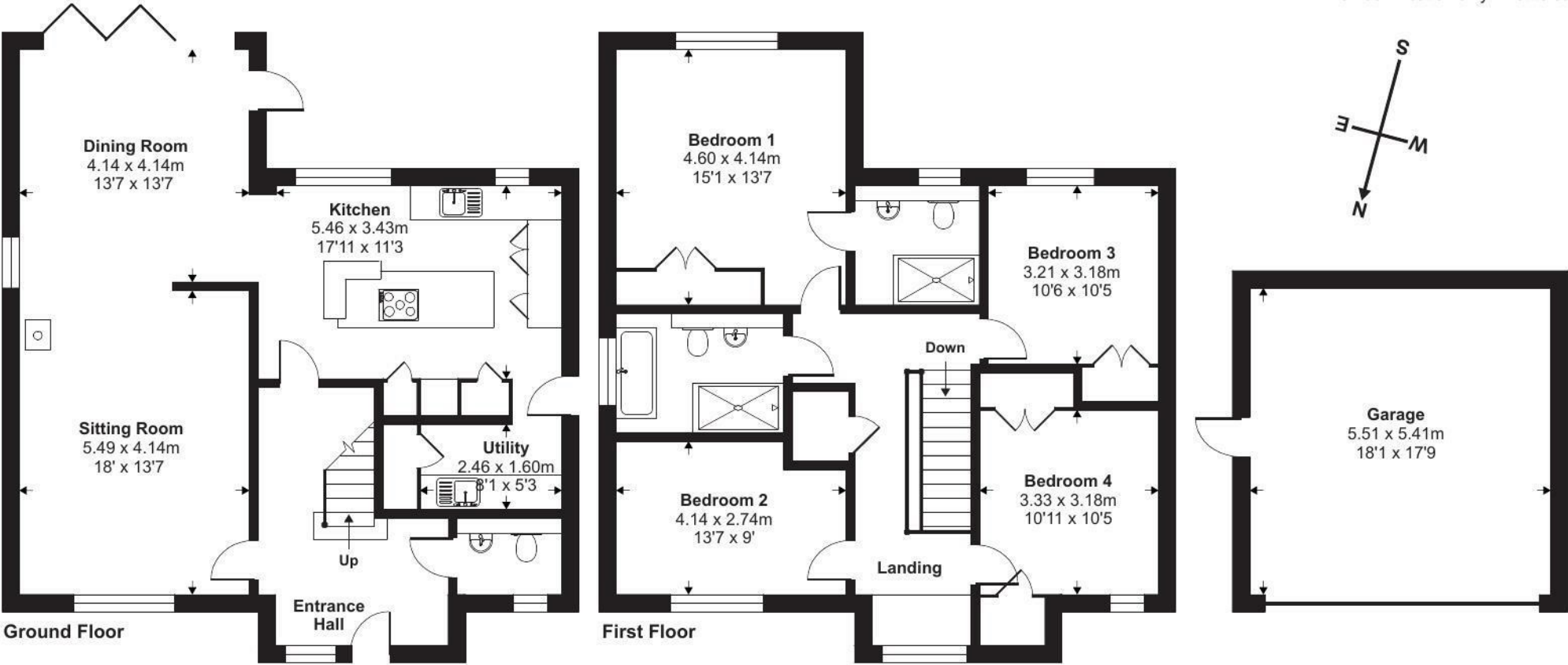
Tenure: Freehold.

EPC: A(95)

Council tax band: G

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

Approximate Area = 1802 sq ft / 167.4 sq m  
Garage = 318 sq ft / 29.5 sq m  
Total = 2120 sq ft / 196.9 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: 1276036



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 | 95                      | 96        |
| (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 |           |



