



Rosebarn Avenue, Exeter, Devon





An outstanding contemporary 3500sq ft family home with a gorgeous garden situated in **one of Exeter's best suburbs**. Finished to an exceptional standard. Walking distance to the city centre.

Summary of accommodation

Open porch | Entrance hall | Reception hall | Reception room | Sun room | Study/occasional bedroom with en suite shower room
Magnificent free-flowing kitchen/breakfast/dining room | Prep-kitchen | Utility room | Cloakroom
Principal bedroom with integral bath & shower & en suite WC | Two further double bedrooms | Family shower room
Double bedroom/solarium/spa with integral bath & en suite WC & steam room
Parking | Front garden | Rear garden

Distances

Exeter city centre 0.5 mile, Exeter Central station 0.8 mile (Waterloo 3 hours 17 minutes),
Exeter St. David's station 1 mile (Paddington 2 hours 7 minutes), Junction 29 M5 3.3 miles, Exeter Airport 4.9 miles
(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Louise Glanville
01392 423111
louise.glanville@knightfrank.com



Location

1 Rosebarn Avenue is situated in a south-facing, elevated position in one of Exeter's best areas, just off Pennsylvania Road and near to Exeter university campus and the city centre. There is a Co-op convenience store close by on Pennsylvania Avenue along with Waitrose and Morrisons both about a 7-minute drive away.

For wider requirements the city centre, Cathedral Yard, John Lewis and Princesshay shopping centre, with its many shops and restaurants are also conveniently close at hand. Exeter Squash Club, Cricket Club and University Sports Park with its outdoor swimming pool are all within walking distance.

There is a wide choice of local schools both from the independent and state sectors including Exeter School, Maynard's and the Cathedral School. Blundell's School in Tiverton offers a daily bus service from Exeter.

The M5 motorway network, providing links to London and The Midlands is to the east of the city, as is Exeter International Airport. Exeter has two railway stations, with Exeter St David's offering regular services to Paddington (2 hours 7 minutes), and Exeter Central to Waterloo (3 hours 17 minutes).



The property

Designed by Exeter-based architects, Heighway Field Associates, 1 Rosebarn Avenue is a contemporary family home with generously sized rooms that is focussed on modern living and multi-generational use. It has been finished to an exceptionally high specification throughout with an emphasis on high standards of thermal efficiency and low energy costs.

The house is south-facing and set well back off Rosebarn Avenue, a much sought-after residential street in the northern part of Exeter within walking distance of the city centre. It also has an elevated setting with views of the estuary and beyond to the sea. It is built of brick under a clay roof, with tall Schüco windows that provide a lovely feeling of light and space inside.

The current owners have recently undertaken a wholesale transformation to create a truly stylish family home. Great care and attention to detail has been taken in the fittings to the interior from the contemporary entrance hall with its Italian terrazzo porcelain tiles, LED illuminated staircase and oak wall panelling to the magnificent open plan space incorporating the reception hall, kitchen/breakfast room, reception room with separate seating and dining areas and sun room. This layout is designed to create a hub that is perfect for both modern family life and for entertaining. Although open plan, each area is distinct with magnificent views of the rear garden and beyond.

The kitchen is fitted with contemporary units, built-in Miele and Siemens appliances and is organised around a central island supported by tempered glass and illuminated underneath. Currently serving as a study/tv room, part of the ground floor is given over to an annexe designed for an elderly or disabled family member, with an en suite shower room plus disabled access from the hall and with its own separate side entrance.

The rest of the bedrooms and bathrooms are spread over the first and second floors and are beautifully appointed and equipped. The principal bedroom occupies about half of the first floor and is south-facing and L-shaped to incorporate an integral bathtub and shower. There are two further double bedrooms and a shared shower room across the landing.

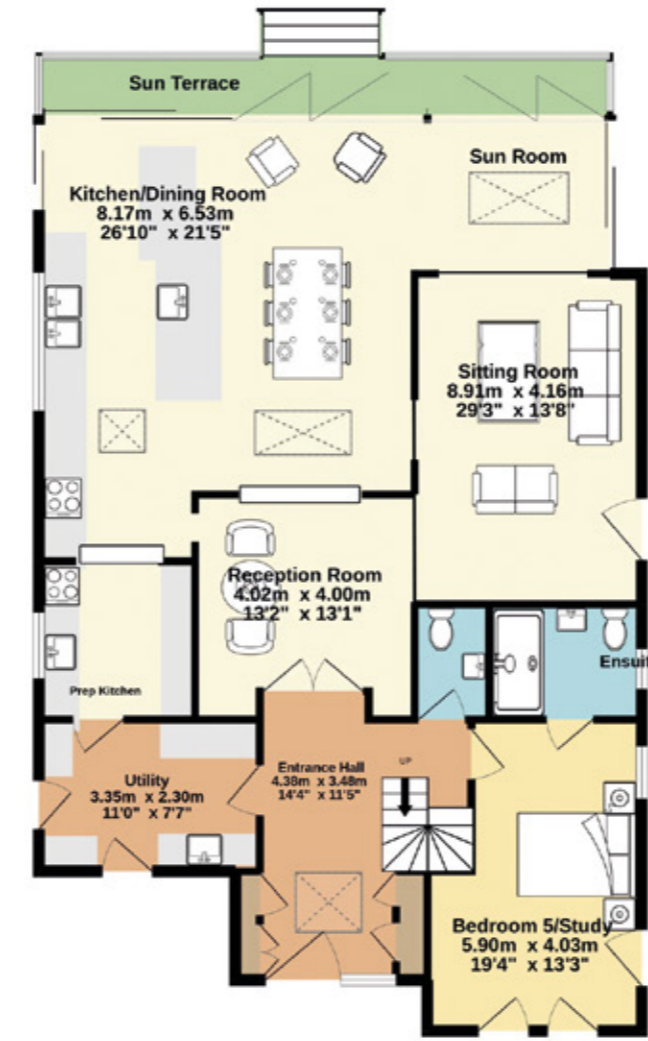
The second floor is contained within the roof space and accommodates a further L-shaped double bedroom that doubles as a spa/solarium with an en suite steam room.



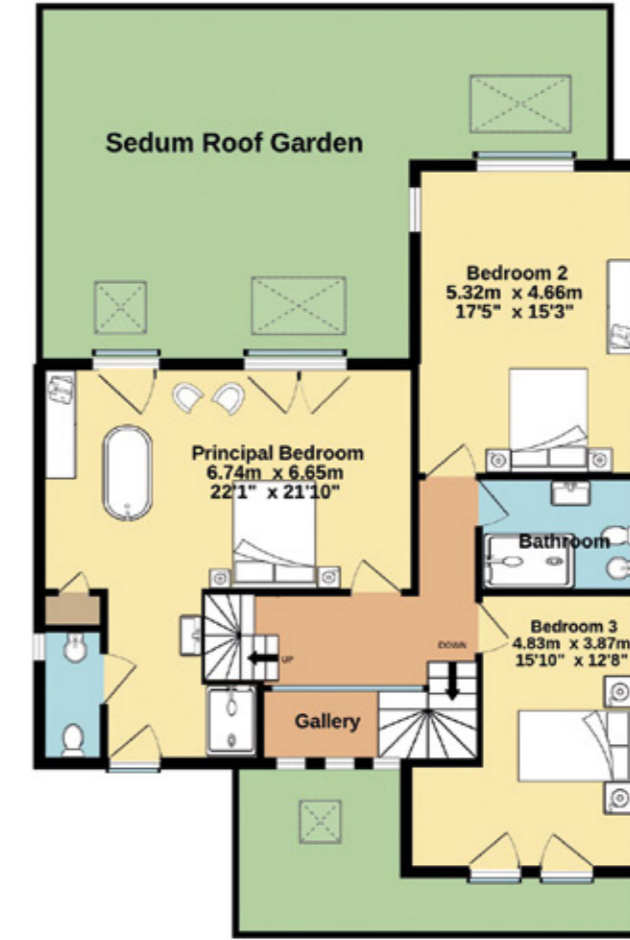


Approximate Gross Internal Floor Area
3466 sq ft / 322 sq m

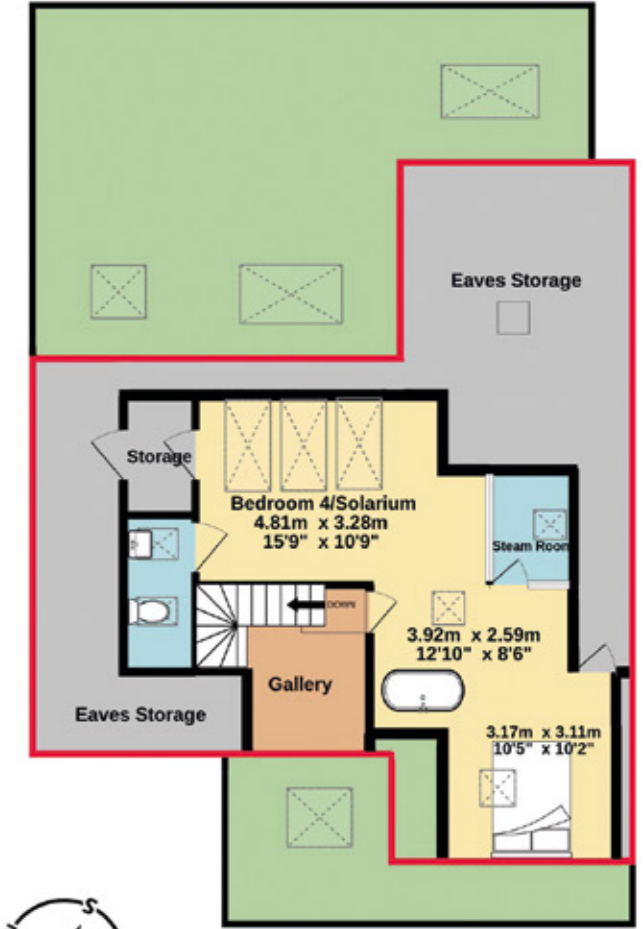
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor



Garden

Equal care and attention have been lavished on the garden, which is private and professionally designed and has been stocked over the years from The Chelsea Flower Show with a wide variety of ornamental cherry trees, magnolias, rhododendrons, acers and roses.

At the front and positioned adjacent to the parking area, the front garden is planted with red roses and Nandina to provide an elegant foreground with all year round colour. The back garden has been designed with two areas. The formal part has an ornate Italian feel, with a central canal flanked between natural stone paved paths and clipped box hedging.

On both sides of the canal are lawns edged with stone. Beside it is an outdoor kitchen with a Portuguese built-in BBQ and a dining area surrounded by heavenly scented roses and trailing jasmine. This space is also designed to contain a jacuzzi with plumbing and electricity on hand. In addition, a wisteria-covered, wrought iron swinging bench, which converts into a double bed, is carefully positioned to catch the last rays of sunset.

Stone steps lead down to the informal part of the garden. This contains a natural-looking stream with a rose and jasmine bedecked gazebo positioned as a focal point, with another seating area at the far corner.



Services

Mains water, electricity, drainage & gas. Gas-fired and zoned underfloor heating throughout (lower running cost). Superfast broadband.

Directions (Postcode EX4 6DY)

what3words///truth.proven.modes

From the eastern end of Paris Street in Exeter, head west along Paris Street/ B3183. After just under half a mile at the roundabout take the second exit onto Blackall Road. Drive for a quarter of a mile to the next roundabout. Take the first exit onto Pennsylvania Road. Drive for three quarters of a mile and turn right into Rosebarn Avenue. The property will be found on the right after about 50 yards.

Property information

Tenure: Freehold

Local Authority & Council Tax Band: Exeter City Council

(www.exeter.gov.uk). Tax Band F.

EPC Rating: C

Guide Price: £000,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2023. Photographs and videos dated September 2022.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



