

Furze House

Sanctuary Lane, Exeter





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Sanctuary Lane, Exeter EX5 1EX

Woodbury Salterton 2 miles, Budleigh Salterton 7 miles, Exeter 7 miles
London Paddington (2 hours), M5 (junction 30) 6 miles
(Distances and times approximate)

An impressive modern country house located in a beautiful setting. Finished to an exceptional standard and superb order throughout with a separate lodge cottage.

Entrance porch | Entrance hall | Study | Kitchen | Conservatory | Dining room
Drawing room | Utility room | Family room | 2 cloakrooms

Master bedroom suite with dressing room and en suite bathroom
1 bedroom with en suite | 2 further bedrooms with family bathroom

The Lodge with a Kitchen | Sitting room | 2 bedrooms | Family bathroom

Summer house with 2 further rooms

Gardens | Orchard | Woodland | Multi purpose triple garage with workshop | Garden store

In all about 3.79 acres
(Available as a whole)



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Situation

Furze House is situated in a rural location on the edge of Woodbury Common in a desirable suburb of East Devon which is merely 7 miles from the coast towns of Exmouth and Budleigh Salterton. The home sits on the edge of an Area of Outstanding Natural Beauty known for its relatively unspoilt countryside and far reaching views.

The nearby towns offer convenient local amenities with the vibrant cathedral city of Exeter offering more extensive options and leisure activities just 9 miles away. The region benefits from various leisure options catering to various tastes from the world renowned Woodbury Park Golf & Country Club, hiking the Jurassic Coast, walking, horse-riding, sailing and more.

Belying its private location, the family home is perfectly located for Exeter's mainline train stations with regular trains to Bristol and London Paddington. The accommodation is also near to the A30 and the M5 which leads to the national motorway network and beyond. There are national and international flights available from Exeter International Airport. The home has access to three beaches as well as the rest of the Devon coast.

The region offers a wealth of respected state and private schools such as Lady Seaward's Church of England Primary School and West Hill Primary School. They are both rated



'Outstanding' by Ofsted. The highly regarded Exeter University is also within 9 miles.

Description

The impressive residence is full of character features such as striking oak flooring, feature fireplace and exposed beams. The residence, arranged over two floors, with its exemplary separate 2 bedroom lodge cottage. The Lodge carries a theme of space and light throughout.

The large entrance hall interconnects the charming ground floor living spaces with a striking wooden staircase to the first floor landing with under-the-stairs cloakroom. The heart of the home is undoubtedly the open plan multi-aspect kitchen/breakfast room, drawing room, dining room and adjoining conservatory.

The kitchen has a rustic charm with its oil fired Aga and chimney, exposed beams and matching wall and base units. The separate island with storage underneath provides further storage with one aspect overlooking the gardens and pantry. The dining room and breathtaking conservatory have access to the rear gardens via double patio doors and provide the perfect location to relax and entertain guests. The drawing room, with its character fireplace and exposed beams, enjoys an aspect over the side of the home and continues the open plan feel into the family room and its adjoining utility room. The cosy study over looking the garden, and additional cloakroom complete the ground floor accommodation.

The expansive first floor landing and balcony continue the exemplary layout and design of the home. There are four sizeable bedrooms on this floor beginning with the master bedroom. This large room comprises a dressing room, balcony, built-in wardrobes and an en suite bathroom with a full white three piece suite and shower. The guest bedroom also contains an en suite wet room with low level WC, pedestal wash hand basin. The additional two bedrooms benefit from built-in storage and pleasant outlooks over the area and gardens. The family bathroom servicing this floor has a panelled corner bath with shower over, wash hand basin and low level WC.





The two bedroom lodge cottage comes complete with two bedrooms, a kitchen and sitting room which benefits from a woodburner and family bathroom, all arranged over two floors. The lodge also has a paved patio outside perfect for dining outdoors in the gardens.

Garden and Grounds

On approach, the front of the residence leads to the side enclosed patio area ideal for al fresco dining and entertainment. There is off-road parking available on the gravel driveway for a number of cars leading to the triple garage port and its adjoining workshop. The prominent road corner location also includes access to the rear gardens and separate orchard, all bordered by mature trees, flowering shrubs and rich flower beds. The front door can be reached through an attractive covered entrance porch.

The gardens, of about 3.8 acres, are mostly laid to lawn and well maintained offering a degree of privacy.

Services

Electric and water. Oil-fired Aga.

Local Authority

East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel: 01404 515616. www.eastdevon.gov.uk

Tenure

Freehold

Tax Band

G

Directions (EX5 1EX)

Head south on Southernhay East towards Chichester Mews. Turn left on to Barnfield Road and then turn right on to Western Way/B3212. Continue to follow the B3212 and then take a left on to Holloway Street/A3015. Continue to follow the A3015. At the roundabout, take the 1st exit on to Rydon Lane/A379. Use the left lane to take the slip road to Taunton/ Barnstaple/Honiton/Exmouth/M5/A30/A376. After 0.6 miles, continue on to A379. At the roundabout, take the 3rd exit on to Sidmouth Road/A376. At the roundabout, take the 2nd exit on to the A3052. Turn right at the B3180 and continue on to Sanctuary Lane. Furze House will be on the left hand side.

Viewing

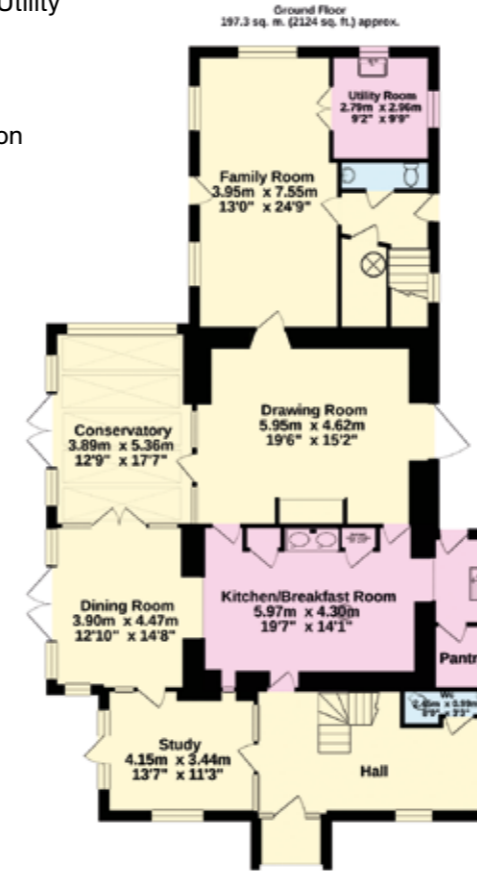
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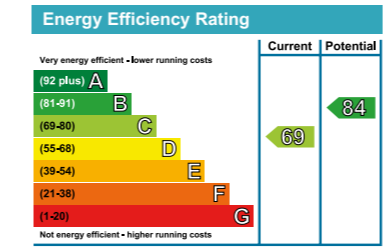
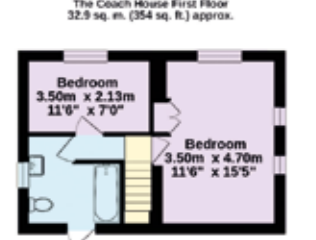
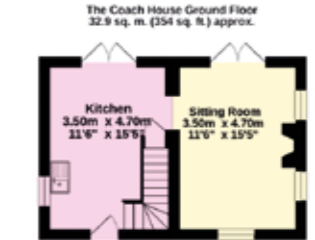
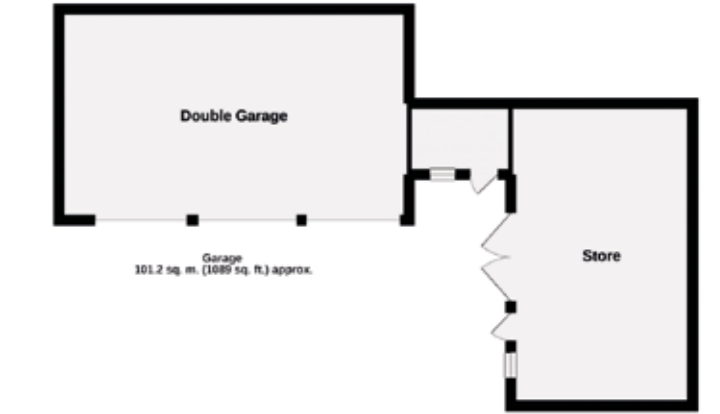
Note: This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. 100021721.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Recreation



**Approximate Gross Internal Floor Area
5706 sq ft / 530.1 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



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.

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