



Cornerwood, Exton, Devon





A beautiful contemporary home situated within the highly desirable village of Exton **offering a superb lifestyle** to any buyer.

Summary of accommodation

Ground Floor

Entrance hall | Sitting room| Sitting/dining room | Kitchen | Utility | Study | WC | Attached workshop with WC | Integral garage

First Floor

Landing | Principal bedroom with dressing room and en suite | Three further bedrooms, one en suite | Family bathroom

Outbuildings

Bar | Play house

Distances

Topsham 2.2 miles, Exmouth 4.2 miles, Exeter 7.3 miles, London Paddington 2 hours 45mins

(All distances and times are approximate)



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Situation

Exton is perfectly located for everything the Exe Estuary has to offer. Equidistant between Topsham and Lymptone, Exton has a thriving community. The village has access to multiple public houses via the Exe Estuary trail, and is in the catchment for some excellent primary schools. There is a regular train service operating between Exeter and Exmouth. There are lively sailing clubs nearby and plenty of clubs and societies. Exeter has a Waitrose supermarket, John Lewis store and the Princesshay shopping centre with its many shops and restaurants to choose from.

The River Exe and surrounding countryside offer many long walks or bike rides directly from the property, whilst Exton is uniquely placed to enjoy all that Devon has with Dartmoor and many miles of fantastic coastline being within easy reach. A cycle path runs from Exmouth to Lymptone, on through Exton, Topsham and onto Exeter. You can rent bikes by the hour or day at nearby Darts farm, close to Topsham. The Puffing Billy in Exton is also extremely popular with locals and those from outside the area.

Education provision in the area is excellent both in the state and private sectors. Schools include Exeter School, Maynard School and the Cathedral School in Exeter. There is also Blundell's at Tiverton which can be reached by a bus service from Exeter.



There are excellent transport links with the M5, A30 and A38 in the near vicinity. Exton itself has a train station which provides services into Exeter which then provides services into London Paddington and Waterloo. Nearby Exeter International Airport provides flights both domestically and internationally.

The property

Cornerwood is a beautifully presented contemporary home in the much sought after location of Exton. The house has been built to the highest of specification with plenty of parking on arrival as well as a generous garage and well equipped workshop.

On entering the house there is a spacious entrance hall which leads to the main reception space. The property is ideal for entertaining with a wonderful kitchen breakfast room with Neff appliances and a sitting room with a wood burner both of which overlook the garden with floor to ceiling windows allowing plenty of light. It is worth noting that there is underfloor heating throughout the ground floor. For working from home there is a well equipped office and good Wifi throughout.





There are four bedrooms in total and a fabulous principal suite. It is also worth mentioning the outdoor snug and play area which is perfect for friends and family gatherings. This also has all services running to it.

Services

Mains water, mains gas, electricity and drainage.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

Directions (Postcode EX3 0PL)

From Darts Farm take the main road to Exmouth on the A376 through Ebford towards Exton. Pass Exton Service station on the right-hand side and Cornerwood is located on the left just opposite Exton Lane.



Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: B

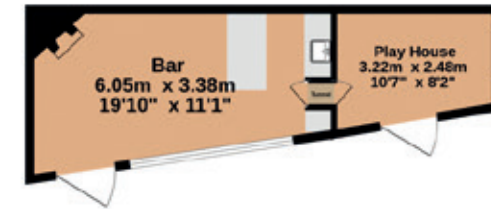
Guide Price: Offers in Excess of £1,000,000



Ground Floor
154.8 sq.m. (1666 sq.ft.) approx.



Bar
24.2 sq.m. (260 sq.ft.) approx.



1st Floor
128.1 sq.m. (1379 sq.ft.) approx.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Approximate Gross Internal Floor Area
307.1 sq m (3306 sq ft)

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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Particulars dated May 2024. Photographs and videos dated April 2024.

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