



Robin Hill, Deepdene Park, Exeter, Devon

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# A beautifully appointed detached home with **delightful gardens**, in a desirable St. Leonard's setting

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## Summary of accommodation

**Ground Floor:** Drawing room | Sitting room/library | Study | Dining room | Breakfast room | Kitchen | Laundry | Utility | Boiler room | Cloakroom  
Two bedrooms | Shower room

**First Floor:** Principal bedroom with en suite shower room | One further bedroom en suite | Dressing room/bedroom

**Outside:** Triple garage | Gardens

In all about ? acres (? hectares)

## Distances

Exeter city centre 1.0 miles, Exeter St. David's station 2.3 miles (2 hours to London Paddington)

M5 (Jct 29) 2.7 miles, Exeter Airport 4.2 miles (1 hour to London City Airport)

(All distances and times are approximate)



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## Location

St. Leonard's is one of the most prestigious addresses in Exeter and offers a unique city lifestyle living, being on the doorstep of the city centre and Magdalen Road and its parade of shops. The cathedral city of Exeter is less than a mile from the property and provides further shopping on the historic quayside with the nearby cities of Plymouth and Bristol offering more extensive choices.

The area has plenty of leisure activities to choose from such as tennis clubs, a walking group, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of the property.

The area offers excellent transport links and Exeter's four mainline train stations are all within two miles of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, just over five miles away, offering both local and international flights.

The region is well served by good schools such as Exeter College and St Leonards C of E Primary School, both rated 'Outstanding' by Ofsted, as well as the independent Exeter School and The Maynard School which are both in walking distance. The world-renowned University of Exeter is also just a mile from the property.

## The property

Robin Hill is an impressive detached home with four bedrooms and more than 4,000 square feet of beautifully presented accommodation. Set on a private drive in the heart of sought-after St. Leonard's, the property is surrounded by beautiful gardens and has easy access to both the local community facilities and Exeter city centre.

The ground floor provides five comfortable, flexible reception rooms with attractive décor high-quality fittings. The main reception is the L-shaped, 27ft drawing room with its triple aspect, including sliding glass doors opening onto the rear garden. There is also a formal dining room, a library or sitting room and a useful study for home working.







The kitchen and breakfast room flow together in an open-plan layout with the breakfast room providing further space in which to relax or dine, with its skylights overhead and bi-fold doors opening onto the rear garden. The kitchen itself has shaker-style units, an island with a breakfast bar and integrated appliances.





There are two double bedrooms on the ground floor with access to a shower room, while the first floor provides another two well-presented double bedrooms. The principal bedroom has an en suite shower room and a large adjoining dressing room with built-in mirrored storage, while the second bathroom has Jack and Jill access to a family bathroom.





## Garden and grounds

The property is located on a peaceful private drive, with its driveway at the front providing plenty of parking space for several vehicles, plus access to the integrated triple garage. At the rear, the south-facing garden is a splendid space in which to relax or dine al fresco, with its split level patio, lawn and beautiful, colourful border beds which are filled with an array of shrubs and flowering perennials. The garden is enclosed by mature trees and high hedgerows, providing a sense of privacy from neighbouring properties.



## Services

xxx

## Directions

Postcode: EX2 4PH

what3words: ///goad.jumps.suffice

## Property information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band G

EPC Rating: ???

Guide Price: £000,000

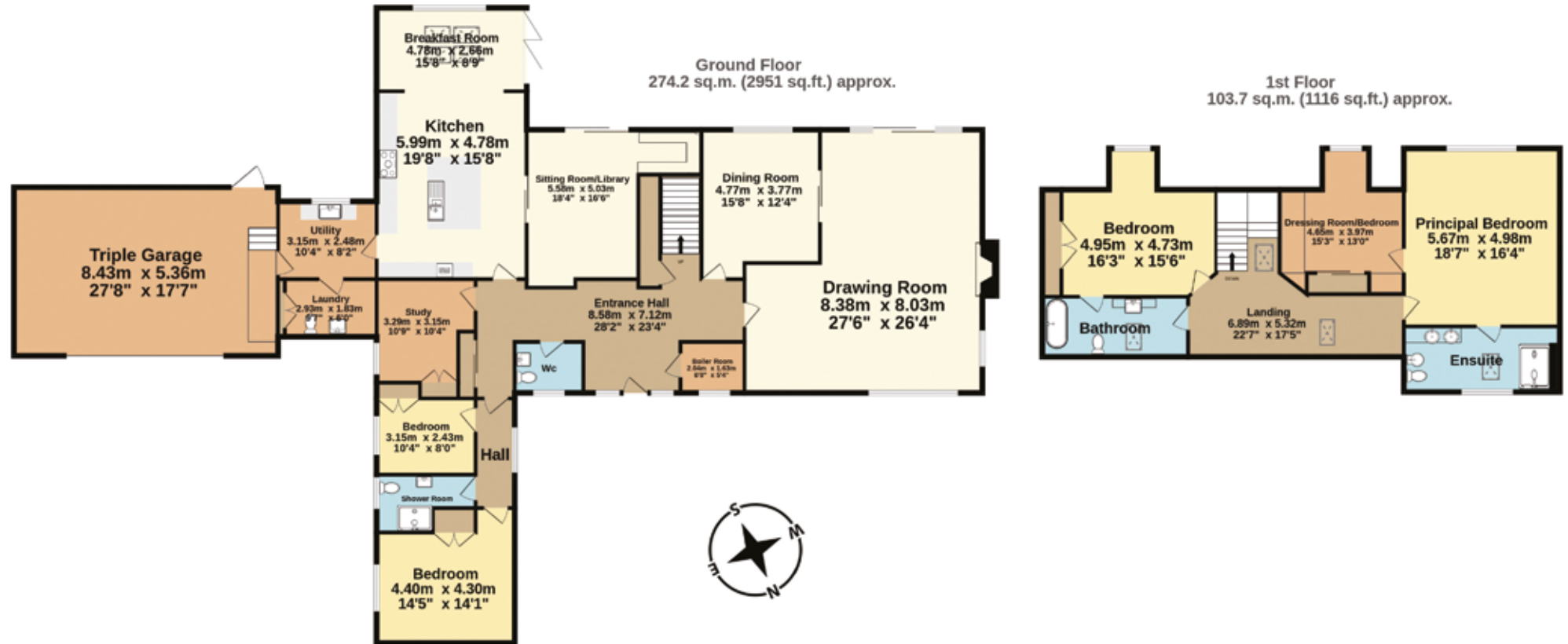


## Approximate Gross Internal Floor Area

377.9 sq.m. (4067 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.

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



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 September 2024. Photographs and videos dated September 2024.

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