Knight Frank

COLLETON LODGE

Colleton Crescent, Exeter

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A magnificent Grade II Listed Georgian
house in the exclusive Exeter Quayside

6 6 5

Triple 5

Local Authority: Exeter City Council
Council Tax band: G
Tenure: Freehold

Guide price: £2,500,000

LOCATION

The property is located moments from the prestigious Exeter Quay area, overlooking the river and the quayside with its independent shops, bars and restaurants. The area provides a unique city lifestyle, with its peaceful riverside setting, and the historic, vibrant centre of Exeter on its doorstep, while local shops and amenities are within easy reach in the popular St. Leonards area.

There are plenty of leisure activities to choose from, with several sports and leisure clubs within easy reach, golf at Exeter Golf and Country Club, rugby, 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 from 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 5 miles away, offering both local and international flights.

The region is well served by good independent and state schools such as St Leonard's CofE Primary School, Exeter College and the Exeter Mathematics School all rated 'outstanding' by Ofsted, as well as the independent Exeter Cathedral School nearby. The world-renowned University of Exeter is also less than two miles away from the property.

Distances: Exeter city centre 0.2 miles, Exeter St. David's station 1.6 miles (2 hours to London Paddington), M5 (Jct 29) 3.3 miles, Exeter Airport 4.8 miles (1 hour to London City Airport) (All distances and times are approximate)

A FINE GRADE II LISTED DETACHED HOUSE

Colleton Lodge is a fine Grade II Listed detached house dating from around 1830. It features classical, handsome white rendered elevations with tall sash windows, while inside there is more than 5,000 square feet of stunning accommodation, with character features combining with elegant, refined styling and fittings.

The reception hall provides an impressive welcome with its tiled flooring and turned staircase leading to the lower and upper accommodation. The ground floor itself has four comfortable and flexible reception rooms, including the generous sitting room and the drawing room, both of which have fireplaces and welcome plenty of natural light through large south-facing sash windows. Additional reception rooms include the library and the formal dining room, which has plenty of space for a large family dining table and adjoins the kitchen and breakfast room, making it the ideal space for entertaining.

The kitchen and breakfast room has a dual aspect overlooking the garden and provides plenty of storage in elegant white fitted units, as well as a central island, integrated appliances and an AGA. The utility room and boot room provide a wealth of further space for storage and appliances.

Heading down to the lower ground level there is further useful living accommodation, which could be utilised as a self-contained annexe or rental apartment if required. It includes a large sitting room, a fully equipped kitchen and one bedroom en suite, as well as a boiler room and two store rooms.

The main bedrooms are located on the first and second floors. There are four double bedrooms on the first floor, all of which are en suite, including the luxury principal bedroom with its dressing room and en suite bathroom. There is an additional family shower room on the first floor, while the second floor features one further bedroom en suite, with a walk-in wardrobe.

GARDEN & GROUNDS

At the entrance to the property, gates open onto the driveway, which provides parking space for several vehicles. The gardens at the rear are south-facing and include a patio for al fresco dining, a well-maintained lawn and borders of hedgerow, fencing and mature trees. A second walled patio area at the side provides further space in which to relax, in a sheltered, private setting. There is a three car detached garage to the rear.

PROPERTY INFORMATION

Services: All main services. Gas and electricity.

Postcode: EX2 4DG
what3words: ///notes.chill.store

Approximate Gross Internal Area =
572.3sq m / 6160 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted to tell you more.

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

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