



## DURYARD VILLA

Higher Duryard, Exeter







# A STUNNING DETACHED HOME

With beautiful countryside views, in sought-after Higher Duryard.

## Summary of accommodation

**Ground Floor:** Sitting room | Family room | Dining room | Kitchen/breakfast room | Utility | Cloakroom

**First Floor:** Principal bedroom with en suite bathroom | Four further bedrooms | Family bathroom

**Outside:** Double garage | Garden store | Gardens

**Distances:** University of Exeter (5 minutes walking), Exeter city centre 1.3 miles

Exeter St. David's station 2.0 miles (2 hours to London Paddington), M5 (Jct 29) 4.2 miles

Exeter Airport 5.7 miles (1 hour to London City Airport) (All distances and times are approximate)

Local Authority: Exeter City Council

Council Tax band: G

Tenure: Freehold

EPC Rating: C

**Guide price: £1,350,000**



# LOCATION

Duryard Villa is in the leafy northern suburbs of Exeter, with the beautiful Devon countryside just moments away. Overlooking the Duryard Valley Park and Nature Reserve, yet very close to everyday amenities with Exeter High Street just over a mile away. Exeter City Centre has a wealth of good shopping, including John Lewis, a variety of restaurants and a wide range of cultural activities with the Theatre, Museum and Arts Centre.

The area has 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 several sandy beaches within 15 miles of the property.

There are excellent transport links, with easy access to the M5, while the city's mainline stations offer direct services to London Paddington and Waterloo. Exeter International Airport, five miles away, provides an ever-increasing number of domestic and international flights including twice daily flights to London City.

Schooling in the area is of the highest standard, with outstanding-rated state schools and several excellent independent schools in and around the city. Within two miles of the property you will find the Stoke Hill Infant and Nursery School, Ladysmith Infant and Nursery School, St Michael's Church of England Primary Academy and Exeter College, all rated 'outstanding' by Ofsted.





# THE PROPERTY

This beautifully appointed detached property sits in a highly desirable setting in the north of Exeter, on an exclusive private lane. The property features up to five bedrooms and a wealth of light, airy accommodation with stunning south-facing views from its elevated position, across the rolling Devon countryside to the west of Exeter.

The ground floor offers three flexible reception rooms, with the welcoming reception hall flowing directly into the dining room through a squared arch opening, and revealing the magnificent views through its French doors, which open onto the rear garden. There is also a 23ft sitting room with a modern woodburning stove and bi-fold doors opening onto the terrace, plus a peaceful family room in which to relax.

Additionally on the ground level, the well-equipped kitchen overlooks the rear garden, welcoming plenty of sunlight. It is fitted with sleek, contemporary storage units in white, a breakfast bar and integrated appliances, including two ovens, an induction hob and an extractor hood. The adjoining utility room offers further space for home storage and appliances.

A turned staircase leads to the first floor, where there are five well-presented double bedrooms, including the principal bedroom with its built-in wardrobes and en suite bathroom. Three further bedrooms feature fitted storage, while the fifth bedroom is ideal for use as a study. Also on the first floor, you will find the family bathroom with its modern freestanding bathtub and walk-in shower unit.





## GARDEN & GROUNDS

The property is set on a peaceful private lane, with the driveway at the front providing plenty of parking space and access to the detached double garage. At the side there is a garden store, a greenhouse and an area of gravel terracing, while the terraced garden at the rear benefits from a sunny south-facing aspect. There is a patio area for alfresco dining with steps leading down to the lawned areas of the garden, comprising the upper lawn terrace, leading to the main garden lawn and below the small orchard. The garden is bordered by mature trees and established hedgerows with the stunning countryside views beyond.

## PROPERTY INFORMATION

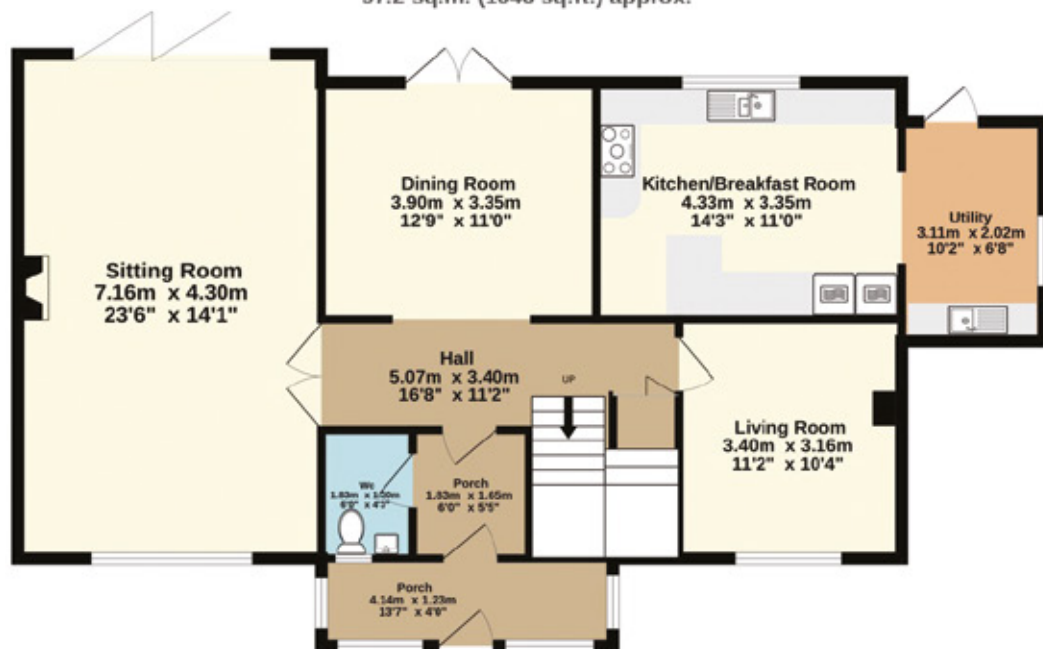
**Services:** Mains gas, electricity, water, and private drainage.

**Directions** (Postcode EX4 5BQ / [what3words///longer.mouth.posed](https://what3words.com/longer.mouth.posed))

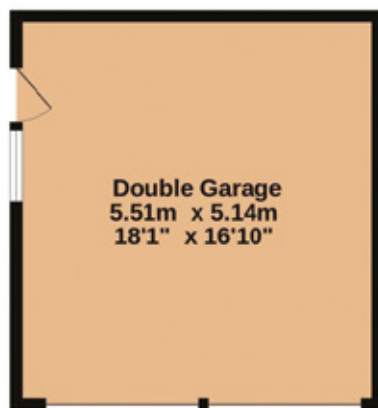
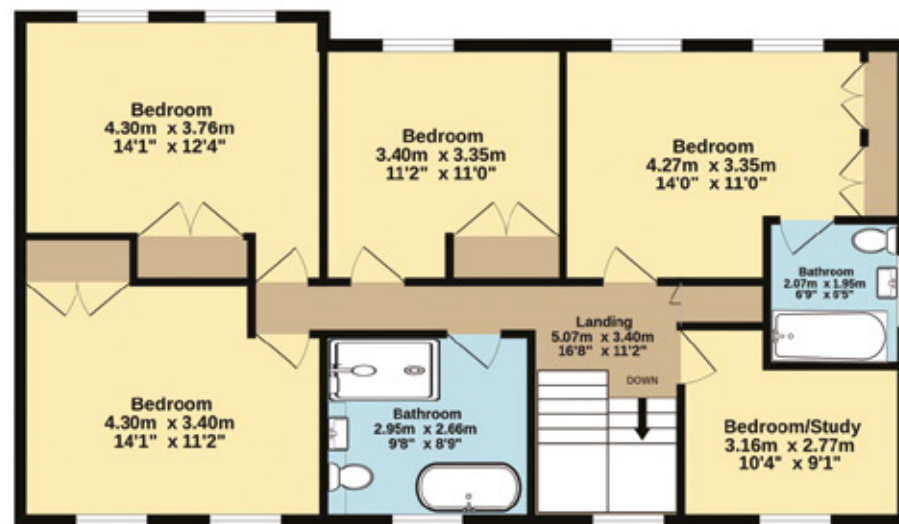




**Ground Floor**  
97.2 sq.m. (1046 sq.ft.) approx.



**1st Floor**  
86.3 sq.m. (928 sq.ft.) approx.



**Garage**  
41.4 sq.m. (445 sq.ft.) approx.



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

Approximate Gross Internal Area  
224.8 sq m (2420 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.

I would be delighted  
to tell you more.

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