

# The Tree House

Exeter, Devon







# An outstanding modern home with luxury styling and beautifully landscaped gardens, in a highly sought-after Exeter suburb

M5 (Jct 30) 1.3 miles, Exeter city centre 3.5 miles, Exeter Airport 3.9 miles (1 hour to London City Airport)  
Exeter St. David's station 4.3 miles (2 hours to London Paddington)  
(All distances and times are approximate)

		
5	3	3

## Summary of accommodation

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

**First Floor:** Principal bedroom with dressing room and en suite bathroom | Three further bedrooms, one en suite | Study | Family bathroom | WC

**Outside:** Double garage | Gardens



# Location

The popular Exeter suburb of Newcourt is a modern community with easy access to the city centre, local amenities and transport connections, as well as the beautiful Devon countryside. There are plenty of facilities nearby, including at Lower Wear, while Exeter city centre is three miles from the property and provides excellent shopping, leisure and cultural facilities.

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 less than five miles from the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The M5 is just a mile away, providing links to the national motorway network, while Exeter International Airport, just over four miles away, offers both local and international flights.

The region is well served by good private and state schools such as St. Michael's CofE Academy, Lady Seaward's CofE Primary School and St. Leonard's CofE Primary School, all rated 'Outstanding' by Ofsted.

# The Tree House

The Tree House is a stunning modern detached home with elegant styling and light, airy accommodation, in the popular southeast Exeter suburb of Newcourt overlooking the course at Exeter Golf and Country Club. The property features impressive elevations of white render and brick and distinctive contemporary styling, while inside there is clean, neutral décor throughout with bespoke, elegant fittings and full-height windows welcoming plenty of natural light.

The ground floor reception rooms include the well-proportioned sitting room at the front, with its tiled flooring and modern woodburning stove. The tiled flooring continues through to the dining room/family room and kitchen/breakfast room at the rear, which are laid out in an open-plan format overlooking the rear gardens. In the dining area/family area there are sliding glass doors opening onto the patio area, while the kitchen has French doors connecting to the same space.

Kitchen fittings include sleek, modern fitted units providing plenty of storage space, as well as a long central island with a breakfast bar. There are also integrated appliances, including an induction hob and triple ovens.

Additionally, the ground floor has a utility room for further storage and appliances, as well as a gym, which could be used as a further reception room if required, with its sliding glass doors opening to the gardens. Upstairs there are four beautifully presented double bedrooms, including the luxury principal bedroom with its dressing room, en suite bathroom and doors opening to the sunny balcony. The three additional bedrooms all include built-in storage, while one has an en suite shower room. On the first floor you will also find a family bathroom and a study, which could be used as a fifth bedroom if required.





Garden & Grounds

At the front of the property, the block-paved driveway provides parking space for several vehicles, as well as access to the integrated double garage for further parking and home storage or workshop space. The gardens at the front have gravel terracing with various established shrubs and tropical plants, while at the rear, the southwest-facing gardens welcome plenty of sunlight throughout the day and include a patio for al fresco dining, a sun terrace and a stunning outdoor heated swimming pool, which is partially shaded by a pergola. There is also a barrel-style sauna and an area of well-maintained lawn, bordered by beds with various shrubs and flowering perennials.



Property Information

Services
Mains water & electricity. Gas central heating with underfloor heating throughout the ground floor
Tenure
Freehold
Local Authority
Exeter City Council
Council Tax
Band G
EPC Rating
A
Directions
Postcode: EX2 7SN   what3words///aware.spite.grow
Guide Price
£1,600,000



Approximate Gross Internal Floor Area  
325.2 sq.m. (3500 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.



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