



SYLVAN

Longdown, Exeter



SYLVAN LONGDOWN, EXETER

A magnificent contemporary detached property, set in a peaceful rural position within easy reach of Exeter

			EPC
4	3	2	??
			

Local Authority: Teignbridge District Council
Council Tax band: D
Tenure: Freehold

Guide price: £1,500,000

LOCATION

The village of Longdown lies in a beautiful rural setting, just three miles from the centre of Exeter, providing the best of country living with convenient access to all the city’s amenities and transport links.

There is a local pub in the village as well as a village hall, while everyday amenities can be found in the south-west of Exeter, with local shops on Dunsford Road and further shops and facilities in the St Thomas area. The centre of the historic cathedral city 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, with first-class facilities found in Exeter, horse riding, sailing, hiking the Jurassic Coast, fishing as well as stunning walking and cycling on the nearby Dartmoor National Park and access to several sandy beaches within easy reach of the property.

Exeter offers excellent transport links and the city’s four mainline train stations are all within five 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, offering both local and international flights.

The region is well served by good private and state schools such as Ide Primary School, Exwick Heights Primary School and for secondary, Exeter College, all of which are rated outstanding by Ofsted. There are also several renowned independents, including St Wilfrid’s School and Exeter Cathedral School.

Distances: Exeter St Thomas Station 2.9 miles, Exeter city centre 3.1 miles, Exeter St David’s Station 3.8 miles, Exeter Airport 11.5 miles (Distances and time approximate)



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This striking modern detached family home provides three bedrooms and stunning countryside views. The property features sweeping curves, clean lines and attractive rendered elevations, while inside the accommodation epitomises minimalist style, with a clean, neutral colour palette and tall windows framing those beautiful countryside views.

The main entrance is on the upper level, and opens onto a galleried landing, with a curved staircase leading down to the main accommodation, with the house dropping away to the rear in line with the landscape. The lower reception hall has impressive double-height windows, with views across the surrounding woodland.

There is a light and airy sitting room on the ground floor, with its triple aspect welcoming plenty of sunlight throughout the day, including bi-fold doors opening onto the wonderful sun terrace, plus a double-height arched window facing east, which catches plenty of sunlight in the mornings. The kitchen and breakfast room is another beautiful, modern living space, with bi-fold doors opening onto the upper sun terrace, and sleek kitchen units in white, a central island and integrated appliances including built-in dual ovens and a hob with an extractor hood.

The property has three double bedrooms, as well as a study, which could be used as a fourth bedroom if required. Two of the bedrooms are on the ground level, as well as a family bathroom, while the generous principal bedroom with its en suite shower room and dressing room, and one further bedroom en suite, are found on the lower ground floor.



GARDEN & GROUNDS

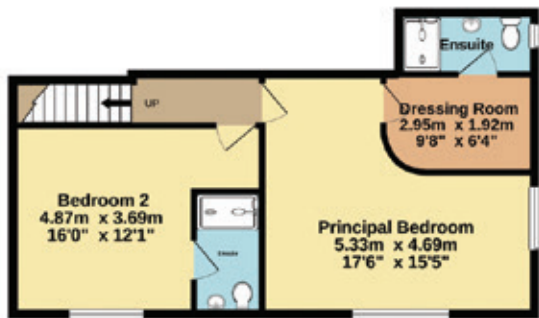
At the front, there is a driveway with parking space for one vehicle in front of the single garage, which provides further parking and storage space. A pathway with low-level lighting lead to the front entrance, which is set back slightly from the road. A paved terrace area sits across the front of the house, leading to the store, which has a cloakroom and kitchenette fitted. The garden at the rear includes the split-level sun terrace and a further patio, with areas of lawn beyond.

PROPERTY INFORMATION

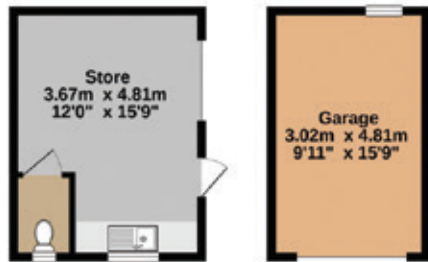
Services: Mains water & electricity. Private drainage. Oil-fired central heating.

Postcode: EX6 7SR

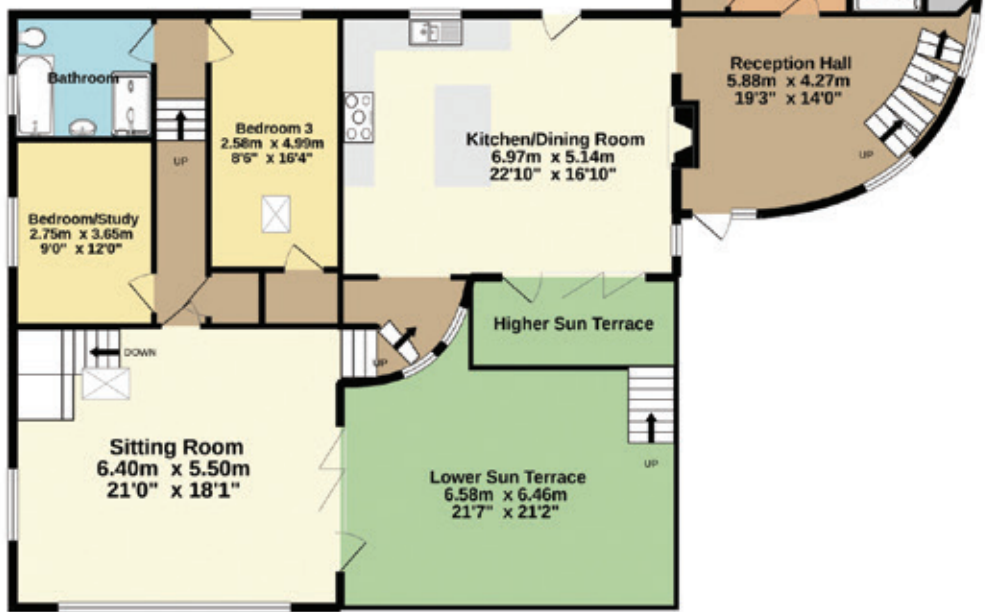
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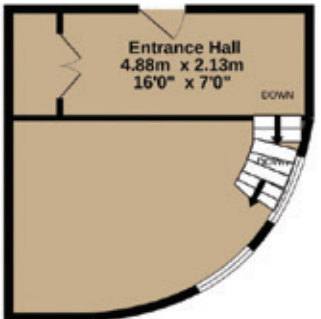
Lower Ground Floor



Garage



Ground Floor



Second Floor

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

Approximate Gross Internal Area =
257.7 sq m / 2,774 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.

We would be delighted
to tell you more.

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