

Tozers Cottage

Church Road, Exeter, Devon





A charming Grade II Listed cottage in the sought-after suburb of Alphington

Marsh Barton local station 0.5 miles, Exeter city centre 1.5 miles, Exeter St. David's station 2.2 miles (2 hours to London Paddington)
M5 (Jct 31) 2.6 miles, Exeter Airport 9.0 miles (1 hour to London City Airport)
(All distances and times are approximate)

		
4	2	4

Summary of accommodation

Ground Floor: Drawing room | Sitting room | Kitchenette/office | Sun room | Dining room | Kitchen | Utility | Cloakroom | Bedroom | Shower room

First Floor: Three bedrooms | Family bathroom

Location

The property is located in the popular south Exeter suburb of Alphington, a mile and a half from the city centre and within easy reach of various local amenities, as well as the beautiful surrounding Devon countryside.

The nearby Cowick Street provides a range of everyday facilities, while there are also a variety of shopping and leisure options at Marsh Barton and the nearby Stone Lane Retail Park. Exeter city centre is easily accessible 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 private and state schools such as Ide Primary School, St Leonard's CofE Primary School, Exeter Mathematics School and Exeter College. The world-renowned University of Exeter is also less than three miles away from the property.

Tozers Cottage

Tozer's Cottage is a delightful Grade II Listed thatched property, set in the highly desirable Exeter suburb of Alphington, yet within easy reach of both the city centre and the beautiful Exeter countryside and coastline.

The cottage dates from the 17th century and displays white rendered elevations and that charming thatched roof, while inside there are a wealth of splendid original details, including exposed timber beams and handsome original fireplaces. Ground floor reception rooms include the 23ft drawing room at the front with its stone-built open fireplace, and the comfortable sitting room of similar proportions, with both rooms featuring dual sash windows, which welcome plenty of natural light. Adjoining the sitting room there is an office or kitchenette with fitted units for storage and a sink.

The well-equipped kitchen is at the heart of the home, with its wooden units to base and wall level, range cooker, space for all the necessary appliances and breakfast bar, while beyond the kitchen there are a further two reception rooms at the rear. These include the formal dining room and the sun room with its panoramic windows and vaulted wood-panelled ceiling, as well as French doors opening onto the rear gardens.

There is one double bedroom on the ground level, as well as a shower room, while upstairs you will find a further three well-presented bedrooms, plus a family bathroom.



Garden & Grounds

At the front, the cottage opens onto Church Road, with access for vehicles to the garage at the side. The splendid gardens are all to the rear, and include beautifully maintained areas of lawn, dotted and bordered by established hedgerows, shrubs and mature trees. A patio area at the back of the house provides space for al fresco dining and enjoying the views across the gardens. There are also border beds with roses and various other flowering shrubs, while towards the end of the gardens there is a timber-framed storage shed.



Property Information

Services

Mains gas, electricity, water and drainage.

Tenure

Freehold

Local Authority

Exeter City Council

Council Tax

Band D

Directions

Postcode: EX2 8SY

What3words: ////sketch.both.tricky

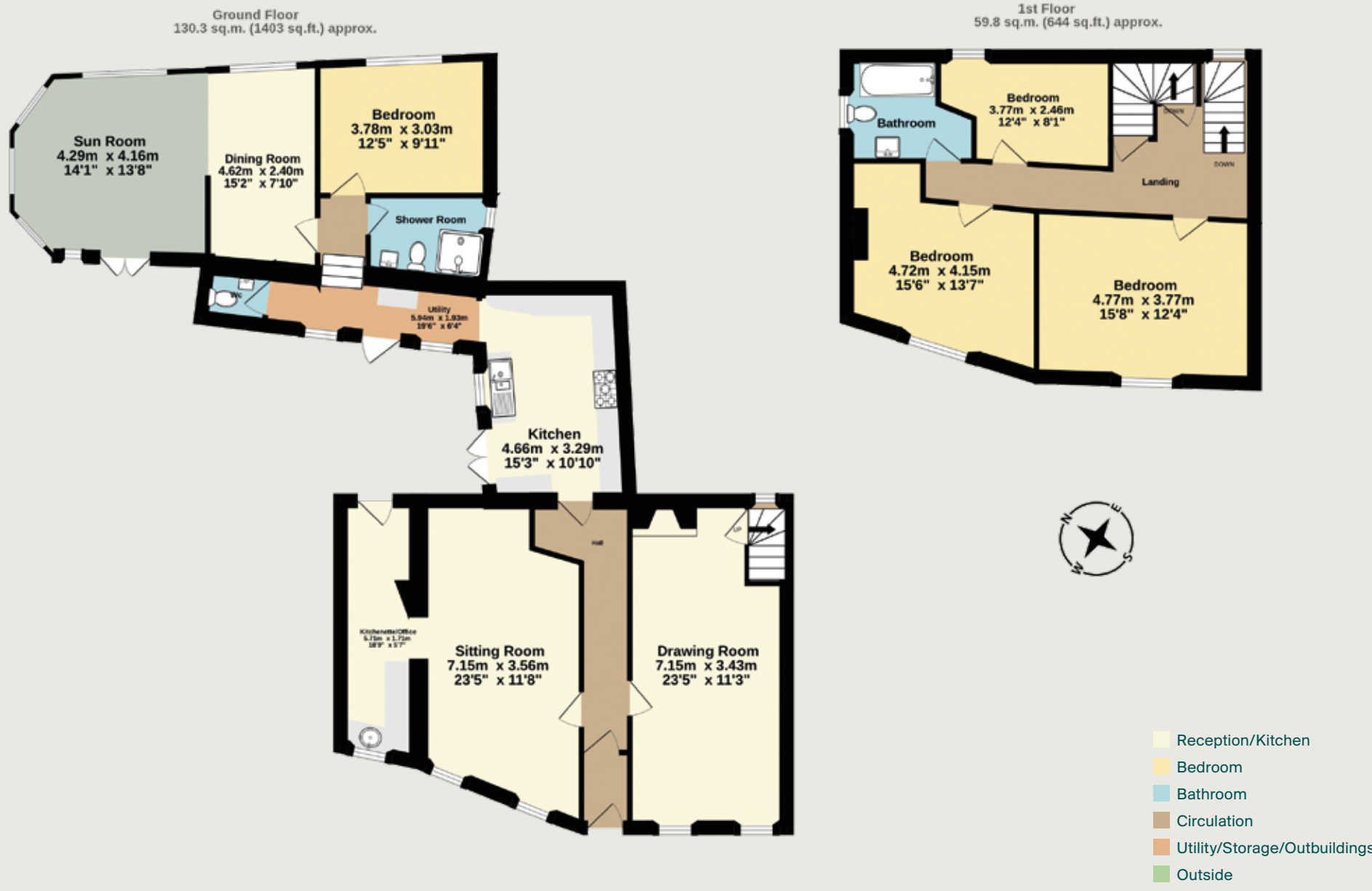
Viewing

Viewing by prior appointment only with Knight Frank.

Guide Price

£750,000

Approximate Gross Internal Floor Area
190.1 sq m / 2,047 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.



Knight Frank Exeter

19 Southernhay East

Exeter

EX1 1QD

Louise Glanville

01392 423111

louise.glanville@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)