

A Beautifully Presented Edwardian Family Home.

Located on one of the most desirable residential streets in Exeter, this elegant Edwardian family home with a large and stunning garden, blends period charm with superbly updated accommodation.

Exeter city centre 0.5 miles, Exeter St. David's station 1.9 miles (2 hours to London Paddington) M5 (Jct 29) 2.5 miles

Exeter Airport 4.0 miles (1 hour to London City Airport)

(All distances and times are approximate))



Summary of accommodation

Reception Hall with cloakroom | Open plan kitchen/dining room | Utility room with adjoining wet room | Two reception rooms

Three first floor bedrooms and one study/bedroom | Family bathroom

Two second floor bedrooms | Family bathroom

Outbuildings: Large South West facing garden with greenhouse |Two garages | Car port | Driveway parking

SITUATION THE PROPERTY

Situation

St. Leonard's is one of the most prestigious addresses in Exeter and offers a unique city lifestyle living, being on the doorstep of the city centre and Magdalen Road and its parade of shops. The cathedral city of Exeter is less than a mile 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 St Leonard's CofE Primary School, Wynstream School and St Michael's CofE Primary Academy, all rated 'Outstanding' by Ofsted. The world-renowned University of Exeter is also less than two miles away from the property

14 Marlborough Road

This impressive 5/6 bedroom family home is located at one of the most desirable addresses in the city. The property has been sensitively modernised while retaining many original features.

On the ground floor the oak floored open plan kitchen and dining room, with its large bay windows, overlook the stunning garden with patio doors opening directly onto a paved area. This delightful space has underfloor heating making it the heart of this family home. The kitchen has a range of high quality, wood fronted, fitted storage units with fully integrated appliances. A door from the kitchen leads into the utility room with more storage, laundry facilities and a wet room with shower, handbasin and WC.

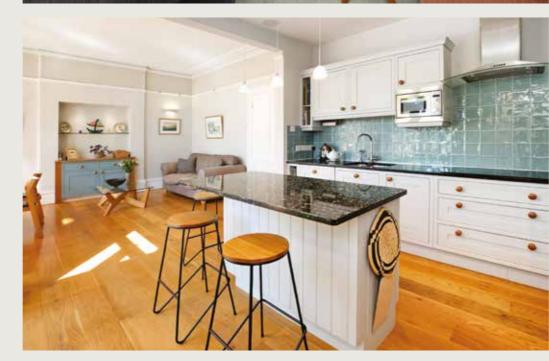
At the front of the house, overlooking the tree lined road, is a spacious reception room with large bay windows, featuring an attractive period style tiled fireplace and coal-effect gas fire. Adjoining is a smaller reception room with its original tiled fireplace; this room is ideal for TV, games and music.

The Hall leads to a small cloakroom with hanging space, handbasin and WC.

The first floor offers 3 generously sized bedrooms and one room used as a study.

A stylishly designed family bathroom was fitted recently to serve this floor.





















4 | Marlborough Road

Reception/Kitchen

On the second floor is a very large double bedroom with Velux windows offering views of Exeter Cathedral and the Haldon Hill skyline. Adjoining is a smaller single bedroom and the second family bathroom.

Timber sash double-glazed windows, with original stained glass upper panels, adorn the front and side elevations, while the rear features UPVC double glazing. The home is fully centrally heated with a new gas boiler, fitted in 2025, ensuring year-round comfort.

Garden and Grounds

Externally, the property boasts impressive off-road parking for three vehicles, two garages with electric roller doors, and rear pedestrian access via a service lane. The beautifully landscaped large garden includes established trees, shrubs and borders, raised vegetable beds with water supply, greenhouse, fruit trees, and an ornamental pond.

Outdoor entertaining is well catered for with a large brick BBQ and a patio shaded by a vine-covered oak pergola—a perfect spot for summer dining. This truly exceptional home combines timeless character with versatile and modern living spaces, ideal for families seeking space, style, and a sense of community.





Property Information

Services: Mains gas, drainage and electricity

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band F

EPC Rating:D

Guide Price: £1,400,000



Directions

Postcode: EX2 4TJ

What3words: ///tribune.easy.palace

Approximate Gross Internal Floor Area 296.3 sq.m. (3189 sq.ft.)

1st Fleor 83.3 sq.m. (678 sq.ft.) approx.

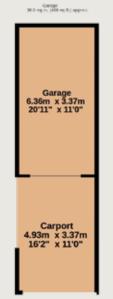


Bedroom 4.65m x 4.22m 15'3" x 13'10"

4.66m x 4.57m 15'3" x 15'0"







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.

Drawing Room 5.14m × 4.66m 16'10" × 15'3"

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