

# 14 Marlborough Road

Exeter, Devon





# 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)



5



3



2

## 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

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.



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

Directions

Postcode: EX2 4TJ

What3words: ///tribune.easy.palace

Guide Price: £1,400,000



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

**Joel Moore**  
01392 423111  
joel.moore@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](mailto: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)