



WOODLANDS

Exmouth, Devon



A SPACIOUS DETACHED FAMILY HOME

Located in a charming location on the edge of Exmouth, close to Woodbury Common with spacious living accommodation and five bedrooms.

Summary of accommodation

Reception hall | Open plan kitchen/dining room | Utility room | Three reception rooms | conservatory

Five bedrooms | Three bathrooms

Distances: Exmouth seafront 3.5 miles, Exeter city centre 11 miles, Exeter St. David's station 11.8miles (2 hours to London Paddington)
M5 (Jct 30) 7.4 miles, Exeter Airport 8.5 miles
(All distances and times are approximate)

Guide price: £1,000,000

SITUATION

The property is in a sought-after position, on the Northern edge of Exmouth close to Woodbury Common an Area of Outstanding Natural Beauty. Exmouth enjoys a beautiful coastal position on Devon’s south coast, where the River Exe meets the sea. The town is a traditional resort with a promenade, elegant Georgian architecture and a bustling centre. There is a diverse selection of shops, places to eat and things to do, including top quality water sports such as windsurfing and kite-surfing, and fantastic routes for cycling and walking. The town has a two-mile sandy beach and a popular marina as well as a train station with a direct line to Exeter. There is also a good selection of primary, secondary and private schools.

For keen walkers there is access nearby to many miles of coastal path starting at ‘The Needle’ at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an ‘Area of Outstanding Natural Beauty’ and offers further exceptional walks and a cycle path leading to Lymestone. There is also a cycle path to Budleigh Salterton. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful.

The Cathedral City of Exeter is only 11 miles away with its intercity railway station, international airport, connection to the M5 motorway and great business and retail opportunities with a modern shopping precinct, speciality boutiques, open air markets, restaurants, cafés and wine bars.

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The property is approached via electric gates which open onto a spacious driveway providing parking for a number of vehicles. The front door opens into a porch with a second door opening into the hallway with stairs rising to the first floor and a door into a downstairs W.C. Straight ahead, door open into a dining area and beyond this an opening leads into a conservatory with tiled flooring and French doors out to the garden.



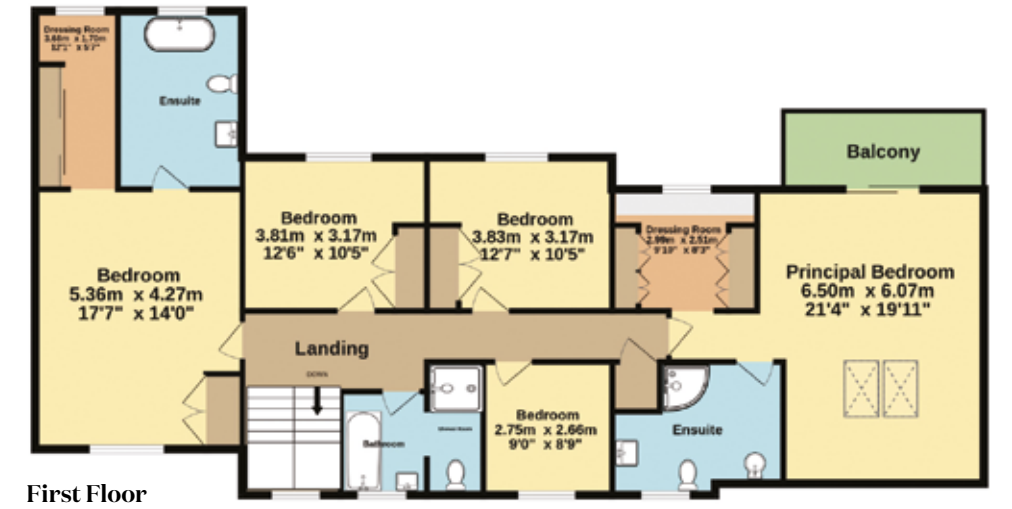


To the left of the dining room is a large dual aspect sitting room with a window to the front, exposed brick fireplace and another set of French doors leading out to the garden.

Located on the other side of the hall is a spacious kitchen/breakfast room with a Range for cooking and a central island with seating area. From there a door leads into another reception room used as a games room complete with bar. Leading off from here is a useful utility room with a door into a large garage and from the games room is direct access into the garden.

On the first floor are five bedrooms, two with en suites and walk in wardrobes with one having a balcony over looking the garden, there are three further bedrooms and a family bathroom.





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

Approximate Gross Internal Area =
349.2 sq m / 3,759 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.

GARDEN AND GROUNDS

Woodlands is located in a good sized, level plot of around 0.34 acres in total. To the front is a spacious driveway and parking area leading to a large, attached garage. To the rear the garden is mainly lawn with a patio adjacent the house, covered entertainment area and a detached timber lodge/summer house.

PROPERTY INFORMATION

Services: Mains gas, drainage and electricty.

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC: D

Directions: what3words///serve.visual.silks - EX8 5DT



I would be delighted
to tell you more.

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