



ORCHARD VILLA

Cowley, Exeter, Devon



A STUNNING FAMILY HOME, EXTENSIVELY RE MODELLED IN RECENT YEARS

Providing modern, spacious accommodation with an overall plot size of 1.84 acres.

Summary of accommodation

Entrance hall | Open plan sitting/dining/kitchen | Two further reception rooms | Conservatory | Utility room

Five bedrooms | Three bathroom

In all about 1.84 acres

Distances: Exeter city centre 2.5 miles, Exeter St. David's station 2.1 miles (2 hours to London Paddington)
M5 (Jct 29) 6.1 miles, Exeter Airport 9.5 miles (1 hour to London City Airport)
(All distances and times are approximate)

Guide Price: £1,000,000

SITUATION

Cowley is a small hamlet on the edge of Exeter on the A377 between Exeter and Criddion and benefits from Bernaville Nurseries a popular garden centre with a cafe and The Stables public house.

The cathedral city of Exeter is 2.5 miles from the property and with a range of facilities, cafés and shopping options. 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 three 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 nine miles away, offering both local and international flights. The world-renowned University of Exeter is also less than two miles away from the property.

THE PROPERTY

Located at the end of a quiet lane, Orchard Villa is a fantastic family home set-in good-sized gardens with an area of woodland and an overall plot measuring just over two acres. Believed to have originally been a smaller house constructed around the 1950s, the property has undergone a substantial period of improvement and renovation in recent years in particular with an impressive oak framed two storey extension on the Western elevation which has increased the overall living accommodation by about a third.

From the driveway a path leads to the rear of the house where a door opens in to a spacious entrance hall with wood burner and from here the stairs rise to the first floor. Doors lead to a useful study, there is a snug with adjoining conservatory, a utility room and WC.



At the other end of the house, forming the ground floor of the extension is a fantastic oak framed, open plan living space with a gallery looking up to the first-floor landing and bi-fold doors out to a decked terrace. Roughly divided into three areas there is a sitting area, games space with a pool table and at the other end, a hi-specification kitchen with central island, space for a dining table and French doors out to the garden.

On the first floor, in the older part of the house are three bedrooms and the family bathroom, and in the more modern part, accessed from an impressive galleried landing are two spacious en suite bedrooms, one overlooking the garden and the principal bedroom having a dressing room, en suite and bi-fold doors to a Juliet balcony.

GARDEN AND GROUNDS

Orchard Villa is located at the end of a lane which leads to a large gravelled parking area where there is a double garage and a single. The house is surrounded by a large lawn to the front and side and rear which is surrounded by mature trees. Leading off the Western elevation is a decked area running the length of the house and providing a lovely space for outside dining outside the kitchen. Beyond the garden at the rear is an area of woodland running up the hill giving an overall plot of 1.84 acres.



PROPERTY INFORMATION

Tenure: Freehold

Services: Air source underfloor heating. Bottled gas powered boiler.
Private drainage - septic tank.

Local Authority: East Devon District Council

Council Tax: Band E

EPC: E

Directions: what3words:///telephone.olive.again - EX5 5EU



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



Approximate Gross Internal Area
318.3 sq.m. (3427 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.

I would be delighted
to tell you more.

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