



Stadway Heights, Stadway Meadow







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Sidmouth, Devon, EX10 8TB

Sidmouth Beach: 0.9 mile Ottery St. Mary: 6.1 miles Budleigh Salterton: 9 miles

Stadway Heights is an exceptional property that combines luxurious living with breathtaking sea views and an impeccable finish. Spanning almost 7000 square feet, this impressive home offers a wealth of features designed to cater to modern living on a grand scale.

- Unique detached home
- Four reception rooms
- Garage & carport
- Private landscaped gardens
- EPC B
- Five bedrooms
- Detached annexe
- Stunning sea views
- Freehold
- Council Tax Band H

Guide Price £3,500,000

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SITUATION

Stadway Heights occupies a beautifully elevated position with sweeping views toward the sea, offering the tranquillity of a secluded setting while remaining wonderfully close to the vibrant heart of Sidmouth. Positioned just above the bustle of the town, this exquisite property combines the best of both worlds: a peaceful atmosphere with convenient access to Sidmouth’s charming offerings.

The stunning Regency town of Sidmouth is nestled along the picturesque coastline of East Devon, celebrated for its timeless charm and exceptional natural beauty. Positioned midway along the iconic Jurassic Coast, a designated World Heritage Site, Sidmouth boasts dramatic cliffs, a long esplanade, pebble and sandy beaches, and immaculately maintained public gardens.

Sidmouth is more than just a seaside retreat; it is a vibrant community offering a host of amenities. The town features a delightful array of independent shops, cafes, and restaurants, alongside practical conveniences such as a cinema and a theatre. For sports enthusiasts, the town offers extensive recreational facilities, including a swimming pool, sailing opportunities, and active cricket, rugby, tennis, bowls, and croquet clubs. Golfers are particularly well-catered for with a popular course set against the backdrop of the rolling East Devon hills.

Situated within the East Devon Area of Outstanding Natural Beauty, Sidmouth provides an ideal base for exploring the region’s rich landscapes and outdoor activities. The town’s proximity to the larger city of Exeter enhances its appeal. A comfortable commute westward brings you to Exeter, where you’ll find a bustling city centre with a wide range of cultural, commercial, and leisure facilities. Exeter benefits from excellent transport connections, including rail services on both the Paddington and Waterloo lines, access to the M5 motorway at Junction 30, and international travel via Exeter Airport.

DESCRIPTION

At the heart of the property is an incredible open-plan kitchen, dining, and garden room that serves as the hub of the home, perfect for entertaining and everyday life. The spacious drawing room provides a more formal yet welcoming space to relax, while the games room and dedicated study ensure there is room for both recreation and productivity. The accommodation includes five generously sized bedrooms, with the standout being the principal bedroom, which boasts access to a private roof terrace offering stunning views.

The property also includes a separate annexe, ideal for guests or extended family, and a substantial double garage with electric doors and a further carport. There is ample parking for several cars, making it highly practical for a busy household. The incredibly spacious undercroft (workshop/store) provides additional versatility; currently used as storage, it has a cloakroom, water, and power and could be converted into further accommodation (subject to planning), a gym, or other creative uses. Stadway Heights is a truly unique home that offers an unrivalled combination of luxury, space, and style in a sought-after location.

ACCOMMODATION

As you step into the property, you are greeted by an impressive porch with a cloak cupboard, setting the tone for the grandeur within. The entrance leads to a stunning open-plan living area, dominated by a magnificent oak staircase. The home is designed with triple glazing and underfloor heating across both floors, ensuring comfort and energy efficiency.

The kitchen is a true centrepiece, featuring exposed oak beams, and patio doors that open to the garden. Designed to the highest standards, it boasts Gaggenau state-of-the-art appliances, ample storage, a wine fridge, and a striking granite island with a sleek Spevka breakfast bar.





The kitchen transitions effortlessly into a versatile dining and lounge area, spacious enough for a large dining table and comfortable seating. Bifold doors and a skylight flood this space with natural light and provide seamless access to the landscaped garden. Adjacent, a generous utility room offers extensive storage, a door to the garden, and additional functionality. A cloakroom is conveniently located in the hallway.

The drawing room is equally impressive, offering a luxurious and inviting space with oak beams, a glass-fronted fireplace, and a media wall. Patio doors open to the garden, creating a harmonious blend of indoor and outdoor living. Additional ground-floor spaces include a separate study and a games room, perfect for work or leisure.

Upstairs, the principal bedroom is a sanctuary of luxury, complete with vaulted ceilings, a spacious dressing room fitted with mirrored wardrobes, and a private balcony offering breath taking views. The ensuite is a spa-like retreat, featuring a jacuzzi bath, double vanity, and premium finishes for ultimate relaxation.

The main guest bedroom suite enhances the home's appeal with its own dressing room, vaulted ceiling, Juliet balcony, and a high-specification ensuite.

There is a further guest bedroom with vaulted ceilings and ensuite as well as two more double bedrooms, with vaulted ceilings, which share a beautifully designed family bathroom with both a bath and a jacuzzi steam shower.

The gallery landing, framed by a stunning glass and oak balustrade, amplifies the sense of space and elegance, leading to a second balcony and housing a large airing cupboard. Every detail of this property has been meticulously designed to offer unparalleled comfort, sophistication, and functionality.

OUTSIDE

This property boasts truly exceptional outdoor areas designed for relaxation, entertainment, and enjoying the wonderful surroundings.

The expansive rear garden is a standout feature, offering stunning sea views and a serene tree-lined backdrop. A large, beautifully designed patio provides ample space for outdoor furniture, perfect for dining, entertaining, or simply unwinding. There's plenty of room to accommodate additional features such as a hot tub, creating a luxurious outdoor retreat. At the far end of the garden, a secluded area with decorative chippings offers a quiet sanctuary where you can fully appreciate the coastal vistas in peace.

The front of the property features a large, block-paved driveway with ample space for multiple vehicles, combining practicality with a clean and welcoming aesthetic.

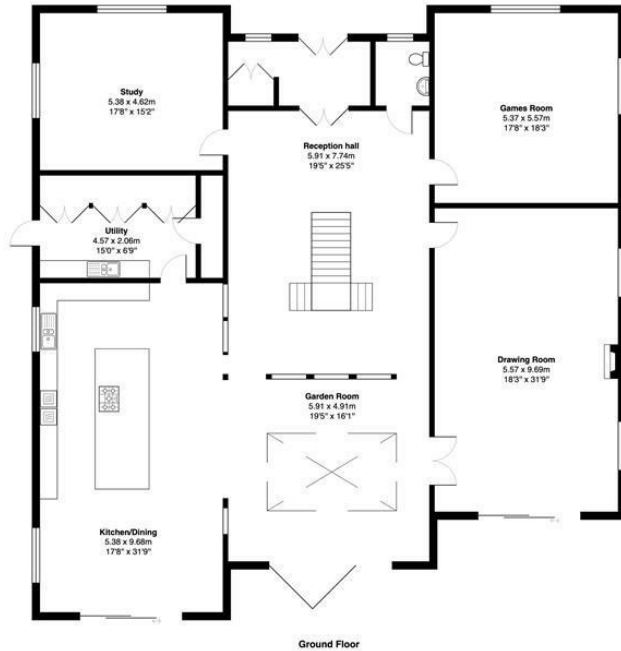
Whether entertaining guests or simply enjoying the tranquil surroundings, the outdoor spaces of this home enhance its appeal, offering versatility and a strong connection to the stunning natural environment.

SERVICES

Stadway Heights is connected to mains water, drainage, gas, and electricity. High-speed broadband is available, and the area benefits from reliable mobile phone coverage (Ofcom).

The property benefits from Mechanical Ventilation with Heat Recovery (MVHR) is an advanced system that ensures a continuous flow of fresh, filtered air throughout the home while efficiently recovering heat from outgoing air. By transferring this heat to the incoming air, the system maintains a comfortable indoor temperature, reduces energy costs, and enhances air quality by filtering out pollutants and allergens. Ideal for modern, energy-efficient homes, MVHR also helps regulate humidity, preventing condensation and promoting a healthier living environment.

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Total Area: 724.1 m² ... 7794 ft² (excluding balcony)
All measurements are approximate and for display purposes only



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



