



East of 
ESTATE AGENTS

Town Lane
Exeter £575,000

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Thornlea is a charming semi-detached family home that seamlessly combines historical character with modern comfort. Originally built in the 1850s, this three-storey residence has been thoughtfully extended in 2007 to create a spacious kitchen and an elegant master en-suite. Its traditional architecture, including exposed wooden beams and stone features, harmonizes beautifully with the home's modern updates. Offering four bedrooms, three of which are en-suite, the property includes versatile spaces ideal for family living. Situated in a peaceful location, Thornlea enjoys expansive gardens, ample parking, and convenient access to the nearby village of Woodbury.

Semi-Detached Home | Three Storey | Four Bedrooms | Three En-Suites | Beautiful Gardens | Ample Parking | 1850's Property | Conservatory | Pergola

LOCATION

Thornlea is situated within the peaceful village of Woodbury close to countryside and offering a perfect retreat with easy access to the surrounding amenities. The village of Woodbury is known for its welcoming community and provides local shops and popular public houses, as well as a well-regarded primary school. For those with a love of sports, the village also offers excellent cricket and tennis facilities, making it ideal for active residents. Exeter, with its vibrant shopping, dining, and cultural scene, is just a short drive away, as well as offering access to major transport links including the M5 and mainline railway. The seaside town of Exmouth, renowned for its sandy beaches and coastal activities, is within easy reach for days by the sea, and the charming town of Topsham, famous for its riverside views, boutique shopping, and excellent eateries, is also nearby.



DESCRIPTIONS

This enchanting family home offers a delightful blend of history and modern living, spanning three storeys. The original house dates back to the 1850s, showcasing its period charm with details such as exposed wooden beams and a grand stone fireplace in the sitting room. The recent extension introduces a spacious and welcoming country-style kitchen, fitted with solid wood cabinetry, marble worktops, and a Rangemaster cooker nestled into a beautifully crafted surround with decorative blue tiles. The kitchen's arched windows complement the heritage of the home, and French doors lead to a bright conservatory at the front. On the ground floor, a bedroom doubles as a study, while a discreet shower room sits just off the kitchen.

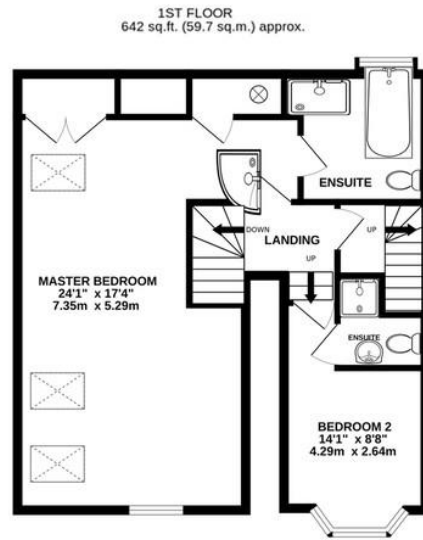
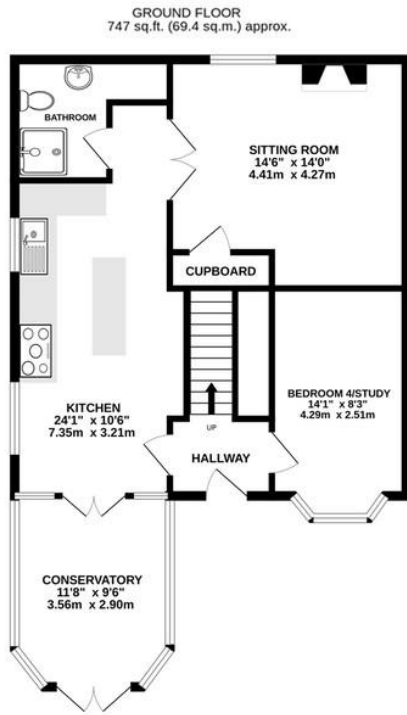
The first floor reveals a large master bedroom with ample built-in storage, an ensuite featuring a whirlpool bath and separate shower, and the potential to create a fifth bedroom or a grand master suite. The second bedroom offers lovely front-facing views and an en-suite bathroom with a shower. The second floor provides a self-contained unit with its own kitchenette, lounge/bedroom, and ensuite, ideal for guests or extended family. Solar PV enhances the home's energy efficiency, making Thornlea a property of both charm and practicality.



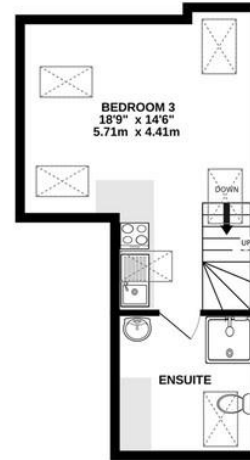
GARDEN AND GROUNDS

The gardens at Thornlea offer a tranquil escape and a wonderful outdoor space for enjoyment. At the front, the large lawn is framed by well-tended flower beds and offers ample parking for several vehicles. Leading off from the conservatory, a pergola adorned with a stunning, mature wisteria creates a shaded spot for relaxing or dining outdoors. Beyond this, the lawn extends down to a more secluded seating area, perfect for enjoying the peaceful surroundings.





2ND FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1695 sq.ft. (157.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	50 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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