



East of **EXE**
ESTATE AGENTS

Sandygate
Exeter £750,000

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This impressive and spacious detached property, set within a generous plot is positioned to enjoy sweeping views across the marshes and open fields of Clyst St George. This family home features ample off-road parking, a garage, and a meticulously maintained gardens to the rear. The interior is thoughtfully laid out, with five well-proportioned bedrooms, multiple living areas, and a conservatory that captures the tranquil beauty of the surrounding landscape. With solar pv and an air source heat pump, this property combines style, space, and sustainability, and is within easy reach of major transport links and amenities.

Detached Property | Five Bedrooms, including two En-Suites | Open Planned Kitchen & Breakfast Room | Spacious Sitting Room | Dining Room | Conservatory | Family Bathroom | Cloakroom | Delightful Garden | Garage & Off-Road Parking

LOCATION

The property is ideally located just a short drive from Junction 30 of the M5, it offers excellent access to major transport links while maintaining a countryside setting. The nearby town of Topsham is just a short drive away with its vibrant community and range of independent shops, cafes, and restaurants, perfect for weekend outings or everyday necessities.

Directly opposite the property is the well-renowned 'Blue Ball' public house, a charming country inn known for its warm atmosphere and excellent food. For sports fans, the home of the Exeter Chiefs rugby team is just a short distance away, offering the excitement of live matches right on your doorstep.

Surrounded by open fields and marshland, the location balances convenience with opportunities to explore nature and enjoy outdoor activities, blending a semi-rural lifestyle with the benefits of excellent transport links.

DESCRIPTION

As you step into this substantial detached home, you are greeted by a long, central hallway that forms the backbone of the property's spacious layout. To the front of the house, you'll find two ground-floor bedrooms. The second bedroom is particularly noteworthy, offering an ensuite bathroom and access to the conservatory through elegant French doors.



This bright and airy space not only makes an ideal guest suite but also enjoys stunning views over the rear garden and the fields beyond.

The kitchen and breakfast room is a hub of activity, featuring a classic cream shaker-style kitchen with granite countertops. The kitchen is equipped with a 'Belling' electric range cooker, perfectly framed by a feature brick fireplace, adding character to this functional space. Adjoining the kitchen is a utility room, providing ample storage and additional space for white goods, with a side door leading directly to the garden.

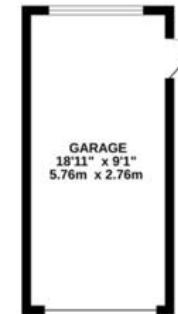
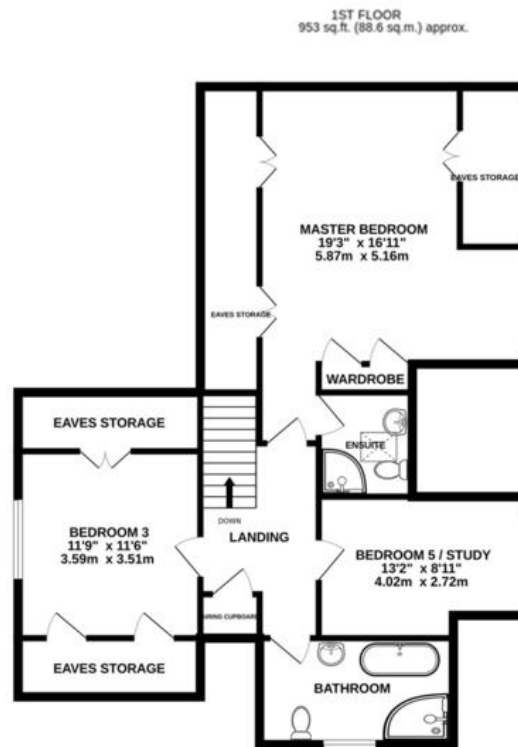
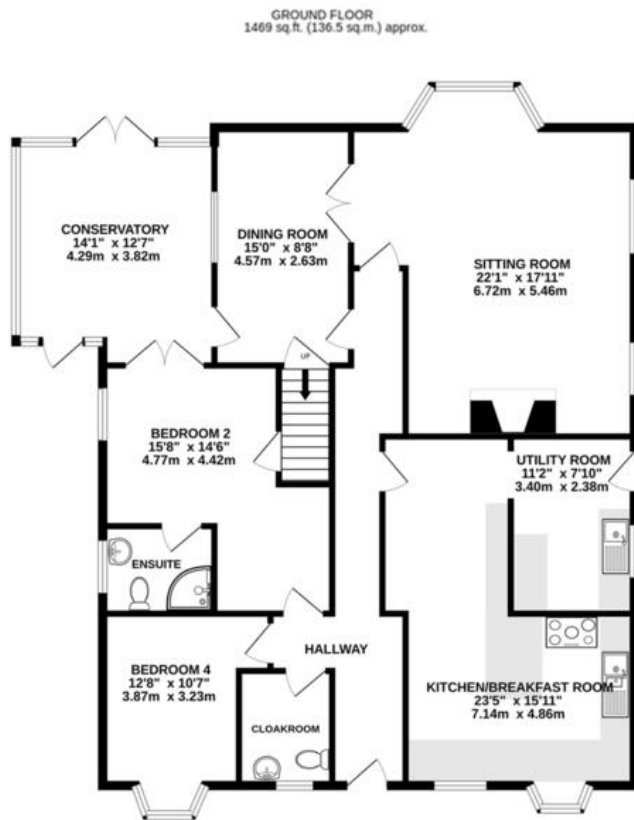
Further along the hallway, you'll discover the expansive sitting room, where a solid fuel stove takes pride of place within another feature brick fireplace. A large bay window looks out onto the rear garden, filling the room with natural light. Double doors lead to the central dining room, which serves as an excellent space for entertaining. Beyond this, the conservatory boasts spectacular views over the marshes and fields, where horses often graze and local wildlife, such as foxes and deer, are frequently spotted.

The first floor is equally impressive, with a large landing that leads to three further bedrooms. The master bedroom is a generous space, complete with built-in wardrobes and additional storage within the eaves. An ensuite shower room adds a touch of luxury. A spacious family bathroom, equipped with both a bath and a separate shower, serves the remaining bedrooms, including bedroom five, which is currently used as a study but could easily function as a bedroom if needed.

GARDEN AND GROUNDS

The property boasts a beautifully landscaped garden that has been carefully curated to enhance the natural surroundings. At the heart of the garden is a central lawn, bordered by a variety of well-established beds filled with flowering plants, shrubs, and bushes that add colour and interest throughout the seasons. Crisscrossing pathways wind their way through the garden, encouraging exploration and offering different vantage points to enjoy the landscape. A charming pergola sits in the middle of the garden, providing a focal point as well as a shaded area for relaxation. Toward the far end, a greenhouse offers a practical space for gardening enthusiasts, while raised beds to the side of the house create a secondary seating area. Whilst, to the front of the property, there is ample off-road parking, with space for multiple vehicles, as well as a detached garage.





TOTAL FLOOR AREA : 2423 sq.ft. (225.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.
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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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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