



East of   
ESTATE AGENTS

Castle Lane  
Woodbury OIEO £1,000,000



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Nestled in a private plot, Woodbury Lodge is a stunning four/five-bedroom detached home with breathtaking views of the East Devon countryside and distant River Exe. Featuring elegant living spaces, a master suite with a balcony, two reception rooms, a spacious kitchen, a double garage with an office, and wraparound gardens, it offers peaceful country living near Exeter and the coast.

Beautifully Presented Detached Home | Master Suite with Balcony | Two Reception Rooms with Views Over the Gardens | Idyllic Location | Family Kitchen/Dining/Breakfast Room | Double Garage – with an Integrated Office Space. | Southwest-Facing Beautifully landscaped Grounds | Studio/Garden Room |

## DESCRIPTION

Nestled in a generous and private plot, Woodbury Lodge is a beautifully presented four/five-bedroom detached home set against the breathtaking backdrop of the East Devon countryside. Offering stunning panoramic views of rolling hills and the distant River Exe, this exceptional property combines elegant living spaces with contemporary comforts, all in a highly sought-after village location. The master suite boasts en-suite facilities and French doors leading onto a spacious balcony, the perfect spot to take in the East Devon Countryside views. A second en-suite bedroom, along with two further double bedrooms-one conveniently located on the ground floor-are complemented by a ground-floor bathroom and a fifth bedroom/study on the first floor.

A welcoming reception hall leads to two large reception rooms, both featuring picturesque views over the gardens and countryside beyond. The heart of the home is the expansive kitchen/dining/breakfast room, complete with a walk-in pantry and direct access to the garden. Additional amenities include a double garage with a separate office, a utility/boot room, and a detached studio/garden room with a decked terrace.





The beautifully landscaped wraparound gardens are a true highlight, enjoying a southwest-facing aspect. A patio, terrace veranda extends across the rear elevation, with steps leading down to an expansive lawn bordered by fencing and hedging, with open fields to the southern elevation, offering a peaceful and private setting. Tucked away in a quiet position, this large family home, Woodbury Lodge, offers a rare opportunity to enjoy country living while being within easy reach of village amenities and the stunning East Devon coastline and the city of Exeter.

## LOCATION

Woodbury is a highly desirable East Devon village, offering a perfect blend of countryside charm and modern convenience. Surrounded by beautiful rolling hills and unspoiled landscapes, the village enjoys a strong sense of community, with a selection of local amenities including a village shop, post office, traditional pubs, and a primary school.

For those who enjoy the outdoors, Woodbury Common- a stunning area of heathland- offers miles of scenic walking, cycling, and riding trails. The stunning Jurassic Coastline, with its golden beaches at Exmouth and Budleigh Salterton, is just a short 15-minute drive away, providing access to coastal walks, watersports, and charming seaside towns.

The vibrant city of Exeter is easily accessible, located approximately eight miles away. Exeter offers an excellent range of shopping, dining, and cultural experiences, including the Princesshay shopping district, historic Quayside, and Exeter Cathedral. The city is also home to a selection of renowned independent schools, including Exeter School, The Maynard, and St Peter's Preparatory School.

For commuters, Exeter offers two mainline railway stations- Exeter St David's and Exeter Central- providing direct services to London Paddington (from approximately 2 hours) and London Waterloo. The M5 motorway (Junction 30) is within easy reach, offering convenient road links north and south, while Exeter Airport provides domestic and international flights. With its combination of rural tranquillity, excellent connectivity, and proximity to both countryside and coast, Woodbury is a highly sought-after location for those looking to enjoy the very best of Devon living.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	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

Total area: approx. 324.1 sq. metres (3489.0 sq. feet)



**EXETER OFFICE**  
18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**EAST DEVON OFFICE**  
61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk

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