



East of 
ESTATE AGENTS

Horndon Field
Woodbury £1,150,000

Horndon Field

Woodbury £1,150,000

A rare opportunity to purchase the standout signature home within a private, beautifully landscaped development of just eight detached properties in the highly desirable village of Woodbury. Completed in 2022, this superior family home offers exceptional space, design, and quality, perfectly blending traditional craftsmanship with contemporary elegance.

Set on a generous corner plot, the property offers nearly 3,000 sq ft of luxurious accommodation, a detached double garage, and landscaped gardens to three sides, all accessed via a private road.

Prestigious Detached Residence | Situated on a select, private development | Double garage & Triple parking with EV charging | Nearly 3,000 square feet of accommodation | Two large luxury principle suites | All bedrooms en-suite | Spacious reception hall & study | Open plan living with double bi-fold doors to gardens | Hand crafted kitchen with Calacatta Quartz worktop | Underfloor heating throughout ground floor

DESCRIPTION

This exceptional detached residence offers beautifully designed accommodation combined with timeless architectural style with high-end contemporary finishes. Set within an exclusive, professionally landscaped development of just eight homes in the highly sought-after village of Woodbury, the property occupies a generous corner plot on a private road and represents the signature home of the collection. On the ground floor, a large and welcoming reception hall sets the tone, complete with superior coat and shoe storage, leading to a separate study/home office-ideal for remote working or quiet retreat. The heart of the home is an impressive open-plan living and dining area, flooded with natural light thanks to expansive bi-fold doors that open directly onto the landscaped gardens. A bespoke media wall, hand-built by TRS Bespoke and painted in Farrow & Ball's elegant 'Elephant's Breath', adds character and functionality to the space. The kitchen has been thoughtfully designed with entertaining in mind and features luxurious Calacatta Quartz worktops and two composite sinks-one extra-large and one small. A suite of premium integrated appliances includes a Neff Hide & Slide oven, combi oven and microwave, Bosch full-height fridge and freezer, Bora induction hob, Neff wine cooler, and a Quooker Cube tap offering hot, cold, boiling, filtered and sparkling water. Adjacent, the utility/laundry room provides practical space with laminate worktops, a ceramic sink and drainer, and additional brushed brass fixtures. Throughout the entire ground floor, large-format 1200x1200 ceramic tiles from La Fabrico create a striking yet neutral foundation, with underfloor heating delivering consistent comfort.



Brushed brass sockets and switches provide elegant finishing touches in every room.

The quality continues across the first and second floors. The principal suite is a luxurious haven, featuring a spacious bedroom, a bespoke walk-in wardrobe and dressing room by TRS Bespoke (also finished in Farrow & Ball's 'Elephant's Breath'), and a stunning en-suite bathroom complete with a double vanity unit from Maison du Monde with a marble top, a freestanding bath by Waters of Ashbourne, and a walk-in shower. Two further en-suite double bedrooms, each with built-in wardrobes, are also found on the first floor, while the top floor offers a fourth bedroom suite with its own dressing room and private shower room-ideal for guests or multi-generational living.

Heating across the upper floors is controlled by Nest smart thermostats, while all four bathrooms are served by a whole-house water softener system.

Additional features include a comprehensive intruder alarm system, full fibre broadband connectivity, and a detached double garage that is wired for electric vehicle charging and has a part-boarded loft for storage. A concrete base with both power and broadband has been installed in the garden, offering the perfect setup for a future garden office or studio. The property is served by mains gas, water, electricity and sewerage, with the communal areas of the development professionally managed for peace of mind.

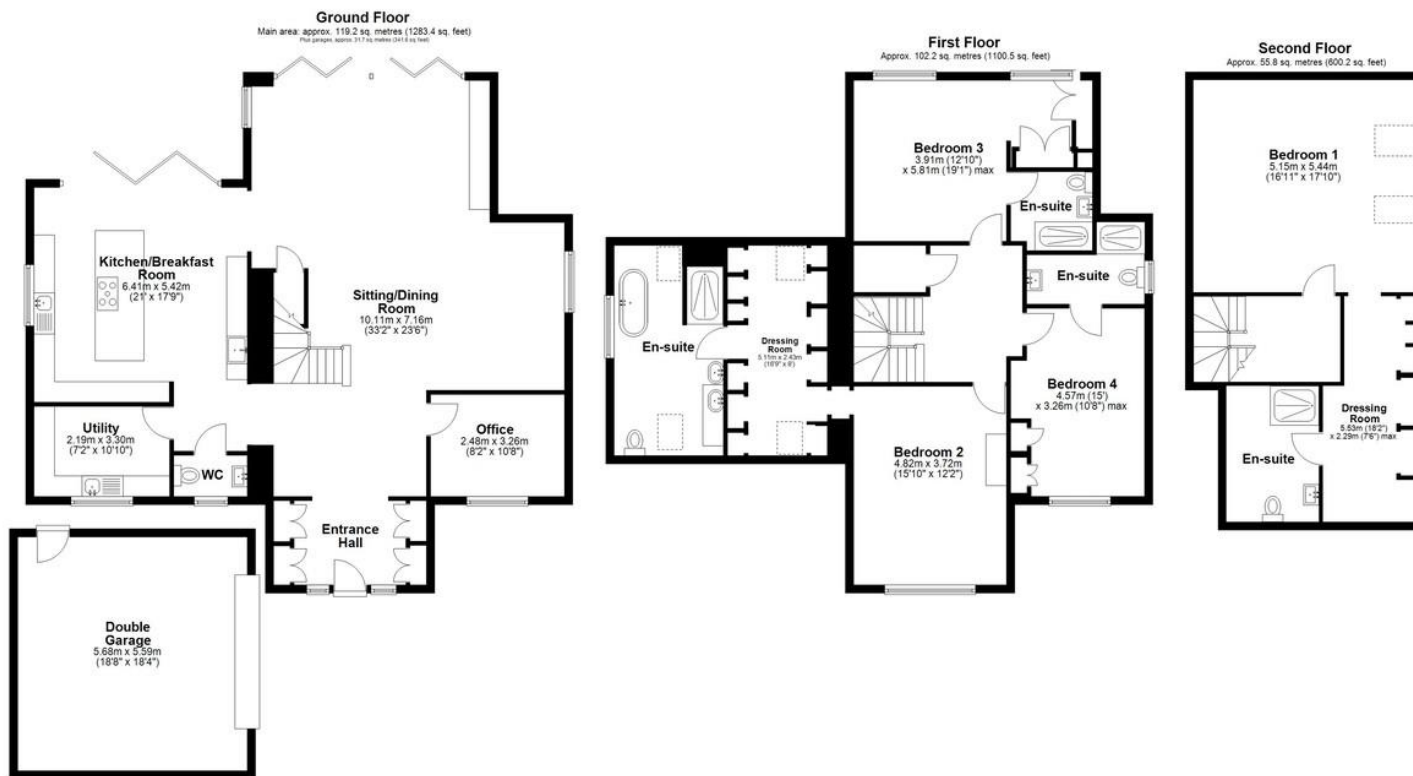
In summary, this is a home of rare distinction-designed and built to an exceptional standard, offering space, elegance and long-lasting quality in one of East Devon's most prestigious and well-connected villages. Perfect for families or professionals seeking modern luxury within a traditional village setting.

LOCATION

Situated amidst the beautiful East Devon countryside, the charming village of Woodbury offers the perfect balance of rural tranquillity and community spirit. Just a short drive from Exeter, Exmouth, and the stunning Jurassic Coast, Woodbury enjoys a prime location with excellent access to both coast and city. Steeped in history and character, the village features a thriving community with a range of local amenities including a highly regarded primary school, two popular pubs, a community shop, post office, church, and a well-used village hall. The surrounding area is ideal for outdoor enthusiasts, with miles of scenic countryside, Woodbury Common, and nearby coastal paths offering fantastic walking, cycling, and nature-watching opportunities. Woodbury also benefits from good transport links, with Exeter International Airport and mainline rail connections nearby, making it well-connected for both business and leisure travel.

With its strong sense of community, outstanding natural beauty, and convenient location, Woodbury is one of East Devon's most desirable and picturesque villages-offering a peaceful lifestyle without compromise.





Main area: Approx. 277.2 sq. metres (2984.2 sq. feet)
Plus garages: approx. 31.7 sq. metres (341.6 sq. feet)

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	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Registered in England no. 07121967