



East of   
ESTATE AGENTS

Holland Park  
Exeter £1,500,000

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Occupying one of the largest plots within a highly sought-after private development, this exceptional five bedroom residence combines spacious, stylish living with impressive eco credentials. Built by the award winning Heritage Homes, Meticulously maintained and thoughtfully designed throughout, this impressive home offers stunning interiors, immaculate landscaped gardens, and a superior standard of finish.

A Superior Detached Residence | A Rated Efficiency | Approx: 3,400 sq ft | Triple Garage and Off-Road Parking | Large Plot | Immaculate Gardens | 5 bedrooms, Two En-Suites | Gated Community | CAT 5 Electrical System | Efficient & Sustainable Living |

## DESCRIPTION

A Rare Opportunity to Acquire an Exceptional Eco-Luxury Residence in an Exclusive Private Gated Development, offering a magnificent 3,400 square feet of accommodation on an exceptional plot, set within this sought-after enclave of luxury homes by the renowned Heritage Homes-this superior detached residence offers the perfect blend of architectural elegance, impressive eco credentials, and meticulous attention to detail. Situated in a private, gated section of an exclusive development, the property is framed by immaculately landscaped gardens, with ample off-road parking and a triple garage, enhancing both its privacy and practical appeal.

Inside, the home is designed to impress. A spacious and light-filled open-plan kitchen/living/dining area forms the heart of the property, perfect for everyday living and elegant entertaining. The stunning German Pronorm kitchen features premium Swiss V-ZUG appliances, including two ovens, integrated microwave, coffee maker, and dishwasher-an exceptional space in both form and function.

The generous layout continues with a welcoming sitting room featuring a wood burner, a cosy snug, a dedicated study, a practical utility room, and a large entrance hall with that sets the tone for the luxurious accommodation throughout.

Upstairs, the property offers five well-proportioned bedrooms, including two with en-suites 3 and walk-in wardrobes.



All bathrooms are fitted with high-quality Grohe showers, baths, and basin fixtures, with heated German Kermi towel radiators in the main bathroom and both en-suites, underscoring the property's commitment to luxury and comfort. True to its eco-conscious credentials, the home features solar panels with a maximum capacity of 7400 kwz, delivering an approximate £1,000 rebate per annum. Hot water is produced via a solar-powered inverter system, supporting efficient and sustainable living. Comfort is ensured year-round with underfloor heating to the ground floor and radiators on the first floor. Additional highlights include a CAT 5 electrical system for modern connectivity, along with outdoor power and water supplies-demonstrating the home's exceptional functionality inside and out. Meticulously maintained throughout, this outstanding residence presents a rare opportunity to secure a spacious, luxurious, and energy-efficient home in one of the city's most exclusive and secure developments.

## LOCATION

Holland Park is a contemporary residential development nestled in the sought-after south-west quadrant of Exeter. This location offers a harmonious blend of tranquil surroundings and urban convenience, making it ideal for families, professionals, and commuters alike with excellent transport connectivity. Close proximity to the A377 and Topsham Road provides straightforward routes into Exeter city centre, the M5 motorway, and surrounding regions. Regular bus routes operate along Topsham Road and Barrack Road, facilitating quick and reliable travel to central Exeter, the University, and other key destinations. The nearby Newcourt railway station, opened in 2015, serves the Avocet Line and is managed by Great Western Railway. From Newcourt direct trains run frequently, with an average journey time of approximately 13 to 15 minutes, covering a distance of about 3 miles (5 kilometres). Passengers can connect via Exeter St David's or Exeter Central stations. From there, services to London Paddington and London Waterloo are available, with the fastest journeys taking around 2 hours and 10 minutes. The charming estuary town of Topsham, known for its independent shops, riverside pubs, and maritime heritage, is easily accessible by train, Bicycle or Foot. The Exe Estuary Trail offers a scenic and largely traffic-free path to Topsham, ideal for cycling or walking enthusiasts.





Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	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



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