



ROSEBARN AVENUE

EXETER, EX4 6DY



Robert Williams

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“Some significant improvements by the current owners have made this home an absolute delight”.



ROSEBARN AVENUE

EXETER, EX4 6DY

This impressive and deceptively spacious five bedroom detached residence occupies a highly sought-after position on Rosebarn Avenue, ideally located within walking distance of Exeter University and the city centre. The property has been modernised by the current owners and offers generous and flexible accommodation approaching 2,150 sq ft including the garage, making it well suited to families, multi-generational living, or buyers seeking space to work from home.

THE PROPERTY

A solid timber front door opens into a welcoming entrance vestibule, offering space for coats and shoes, before an internal door leads through into the main hallway.

To the front of the property is a spacious study which could equally be utilised as a further reception room. Adjacent and to the rear of the home is a lovely light and spacious sitting room with gas fire, herringbone flooring and patio doors opening onto the rear patio, overlooking the garden.

To the rear of the house, the accommodation opens up into a generous kitchen/dining room. The newly fitted kitchen features induction hob with downdraft extractor, double oven, integrated dishwasher and large walk in pantry. A step down to the dining area adds character to the space and a conservatory-style bay window draws in natural light and allows views over the garden. Underfloor heating gives this excellent social space an extra feel of luxury, an ideal place for family life and entertaining.

From the pantry there is rear access into the garage, which houses the boiler and utility area. The ground floor accommodation is completed by a useful WC, accessed from the hallway.

The first floor is arranged over a split-level landing, adding architectural interest and separation between the bedrooms. The principal bedroom is a generous double with direct access onto the balcony, which provides a lovely spot to enjoy the far reaching views.





The second bedroom is also a spacious double and benefits from a well-appointed en-suite bathroom, fitted with large corner shower cubicle and allowing access onto the balcony. There are two further double bedrooms and one single which would also be ideal for use as an office. The main family bathroom is stylishly finished with a freestanding bath, large shower enclosure, WC and basin, echoing the quality and finish of the en-suite.

Outside, the South facing rear garden is a fantastic feature of the property, predominantly laid to lawn and offering excellent outdoor space. A combination of paved and decked areas provides ideal zones for seating, entertaining and summer barbecues. The garden is level and enclosed, bordered by mature planting and featuring a large apple tree and garden shed. To the front, the property benefits from a hardstanding double driveway with additional gravel area allowing parking for several vehicles. The single garage provides ample storage space.

THE LOCATION

Rosebarn Avenue is a highly regarded residential street, typically considered the most sought after in Pennsylvania. The area is particularly popular with a wide range of buyers due to its excellent access to the city centre, attractive surroundings and proximity to the University. Exeter city centre is within easy walking and cycling distance, offering a comprehensive selection of shops, cafés, restaurants, and cultural attractions, including the historic Cathedral Quarter.



5  bedrooms 2  bathrooms
2  receptions 3  car spaces

Local Authority: Exeter Council
Council Tax Band: F
Tenure: Freehold
Heating: Gas Central Heating
Services: Mains water and drainage
Energy Efficiency Rating: D





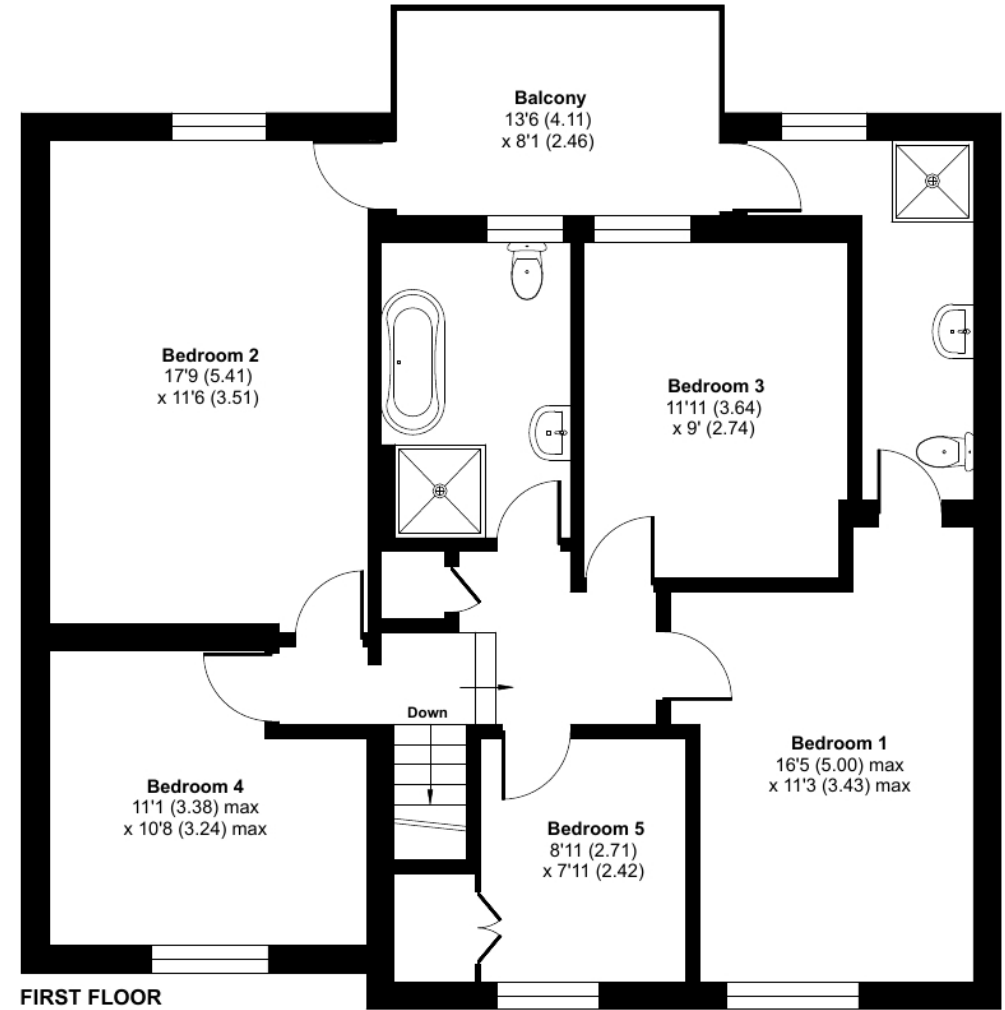
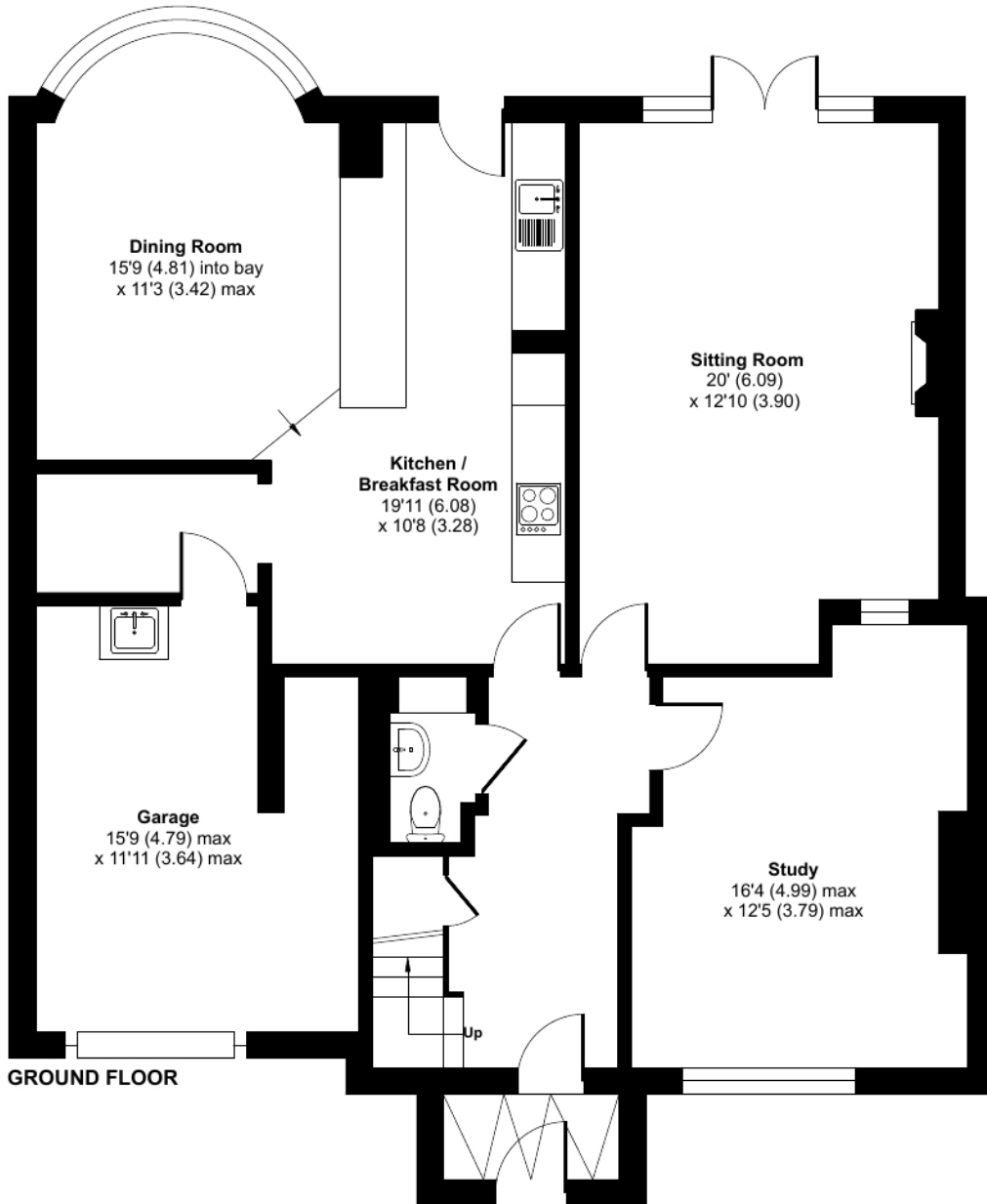
Rosebarn Avenue, Exeter, EX4

Approximate Area = 1967 sq ft / 182.7 sq m

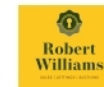
Garage = 178 sq ft / 16.5 sq m

Total = 2145 sq ft / 199.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Robert Williams Ltd. REF: 1433058





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.