



40 Wonford Road







40 Wonford Road,

Exeter, Devon, EX2 4LD

Exeter Cathedral (0.6 Miles), Exeter Quay (0.5 Miles), RD&E Hospital (0.7 Miles).

An elegant and beautifully renovated period townhouse offering over 3,200 sq ft of versatile accommodation, ample parking and a large landscaped garden, situated in the sought-after St. Leonards area.

- Sought-after St. Leonards location
- Grade II listed
- Large landscaped garden
- Stylish modern bathrooms
- Freehold
- Off road parking
- Five generous bedrooms
- Beautiful period features
- High-quality kitchen
- Council tax band: G

Guide Price £1,300,000

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SITUATION

Wonford Road is situated within the highly regarded and desirable area of St. Leonards, one of Exeter's most sought-after residential locations. The property is ideally positioned for access to a wide range of excellent amenities, with the shops, cafés and restaurants of Magdalen Road and the city centre both within easy reach.

The property is particularly well placed for a number of highly regarded schools, including The Maynard School and Exeter School, together with other excellent state and independent educational facilities. The Royal Devon & Exeter Hospital is also nearby. Exeter offers an excellent range of shopping, leisure and cultural facilities, whilst the city benefits from good transport links including mainline rail services, access to the M5 motorway and Exeter Airport.

DESCRIPTION

40 Wonford Road is an impressive period townhouse offering well proportioned accommodation arranged over four floors. The property successfully combines the character expected of a house of this era with the convenience and comfort of modern family living.

The house has been extensively updated and improved by the current owners, whilst retaining a wealth of attractive period features including fireplaces, decorative cornicing, picture rails and sash windows. The result is a substantial and highly versatile home extending to approximately 3,237 sq ft, with generous reception space and five bedrooms. To the rear is a particularly impressive landscaped garden extending to approximately 130 feet, whilst to the front there is generous off-road parking.

ACCOMMODATION

The welcoming entrance hall provides access to the principal ground floor accommodation. On the ground floor is an elegant sitting room with attractive proportions and a bay window incorporating French doors opening onto a balcony. There is also a generous study, providing an ideal home office, playroom or additional reception room, together with a cloakroom.





The lower ground floor provides an excellent space for family life and entertaining, with a spacious family room featuring a wood-burning stove. This flows through to the impressive kitchen/breakfast room, fitted with a range of contemporary units, granite work surfaces and a central island, with direct access to the rear garden.

The first floor provides two substantial double bedrooms, both beautifully proportioned and retaining attractive period character. These are complemented by a well-appointed, high-quality shower room. The front bedroom is particularly generous, with two windows allowing plenty of natural light, together with built-in wardrobes. The rear bedroom benefits from an adjoining W/C, which offers scope for the installation of a shower to create an en-suite.

On the second floor are three further generous bedrooms, providing excellent flexibility for family, guest or home working requirements. The upper floor is served by a stylish bathroom featuring both a freestanding bath and separate shower.

OUTSIDE

To the front of the property is a brick-paved driveway providing off-road parking for two vehicles.

To the rear is a magnificent landscaped garden extending to approximately 130 feet. The garden provides a wonderful setting for both family life and entertaining, with areas of lawn complemented by well-stocked borders. A variety of patio and seating areas provide excellent spaces for outdoor dining, whilst the overall size of the garden gives the property a rare sense of space for such a central St. Leonards location.

SERVICES

Utilities: Mains electric, water, gas and drainage.

Heating: Gas boiler

Tenure: Freehold

EPC: C(70)

Council tax band: G

Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

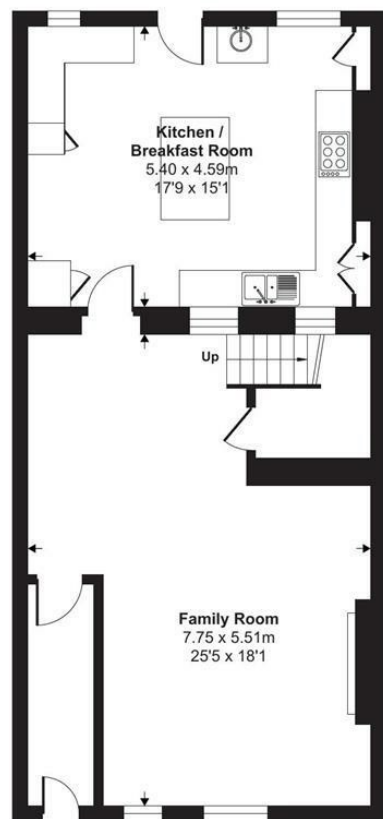
AGENTS NOTE

The property is situated within the St. Leonards Conservation Area.

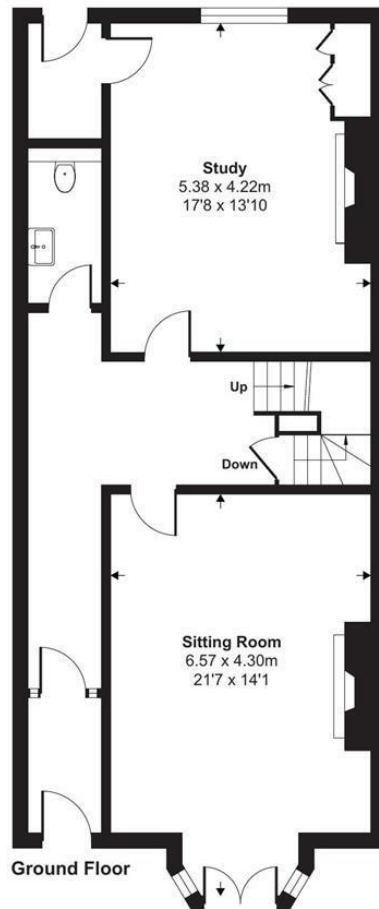


Approximate Area = 3237 sq ft / 300.7 sq m

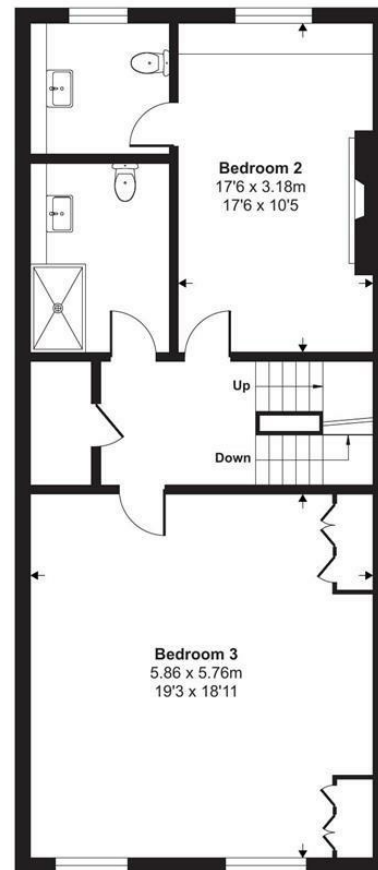
For identification only - Not to scale



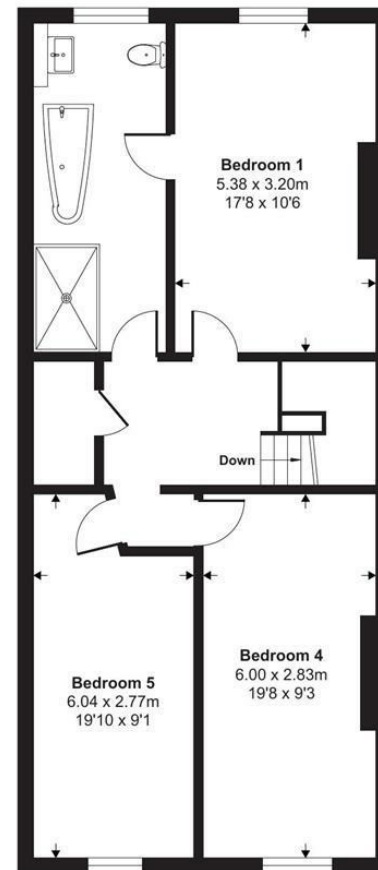
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1510578



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



