



£1,100,000
Moonraker, 36b Cranford Avenue, Exmouth, Devon, EX8 2QA



Unique detached architect-designed home, constructed in 2009 with innovative eco credentials, occupying a highly sought-after position on Cranford Avenue, offered with no onward chain.

- Impressive open-plan living, dining & kitchen space
- Four generous double bedrooms
- Principal bedroom suite with dressing area & luxury bathroom
- Three bathrooms plus separate WC
- Stunning glass spiral staircase, extensive glazing & vaulted ceiling
- Bespoke kitchen with comprehensive Neff appliances
- Study/Bedroom 5 with en-suite shower room
- Beautifully landscaped gardens with extensive terraces
- Garden pod / summer house
- Long gated driveway with ample parking & EV charging point
- Integral garage, utility & substantial storage
- Ground source heat pump & underfloor heating
- Green living roofs & rainwater harvesting system
- No onward chain

DESCRIPTION: If you are looking for a home that is genuinely different, Moonraker is a property that demands to be seen. Tucked discreetly into the landscape of one of Exmouth's most sought-after residential roads, this striking architect-designed house combines innovative design, impressive proportions and thoughtful eco credentials to create an exceptional and highly individual home.

Constructed in 2009, Moonraker has been designed with an emphasis on natural light, space and energy efficiency. Its partially subterranean design allows the house to sit surprisingly discreetly within its surroundings, while the green living roofs further soften its architectural lines. Inside, however, the effect is quite the opposite – a dramatic and contemporary interior with extensive glazing, clean lines, curved and angular forms and an impressive glass spiral staircase forming a central feature.

From the moment you enter through the double front doors, the scale and openness of the accommodation becomes apparent. The impressive open-plan sitting room, dining area and kitchen form the heart of the home, with a vaulted ceiling and extensive glazing creating a wonderful sense of space and light. Bi-fold and French doors open directly onto the extensive paved terrace and gardens, allowing the living space to flow naturally outside.

The bespoke kitchen is exceptionally well equipped, with composite stone work surfaces, a substantial central island and a comprehensive range of Neff appliances including twin ovens, microwave, coffee machine, warming drawer and dishwasher. Karndean flooring extends throughout much of the ground floor.

The principal bedroom suite is particularly impressive, featuring floor-to-ceiling glazing, a generous dressing area with fitted wardrobes and a beautifully appointed bathroom with a walk-in wet-room style shower and bath. There is also a separate WC and useful additional storage.

Further accommodation on this floor includes an integral garage with electric up-and-over door, utility area, sink and workspace, together with a substantial storage area. A separate study/home office benefits from its own shower room and offers excellent flexibility for those working from home, creating a gym or, subject to any necessary consents, potentially providing an **annex-style arrangement**.

A striking spiral staircase with glass treads and feature lighting rises to the first floor, where there are three further generous double bedrooms. Bedroom two enjoys its own en-suite shower room and extensive glazing, while one of the other bedrooms is currently arranged as a second sitting/snug and has doors opening directly onto a private patio area. A well-appointed family bathroom with separate bath and shower completes the first floor.

OUTSIDE the property is approached via a long, gated and block-paved driveway providing **extensive parking** and an **electric vehicle charging point**. The gardens wrap around the house and have been thoughtfully landscaped to create a series of attractive spaces for entertaining and relaxing.

A large paved terrace provides an ideal setting for outdoor dining, while a **garden pod/summer house** creates a further useful space for enjoying the gardens. Established shrubs, mature planting, trees and lawn provide colour and interest throughout. A wisteria-covered gravel pathway leads to the upper level of the garden, from where the unusual architecture of Moonraker and its green living roof can be fully appreciated. The property's environmental credentials are an integral part of its design. **Heating and hot water are provided by a ground source heat pump**, with underfloor heating throughout, while the partially underground construction provides additional insulation. The property also benefits from **green living roofs** and a **rainwater harvesting system**.

This is a home that is difficult to compare with anything else. Spacious, light-filled and remarkably versatile, Moonraker offers an opportunity to own a piece of genuinely individual architecture in one of Exmouth's most desirable locations.

LOCATION: Cranford Avenue is widely regarded as one of Exmouth's most sought-after residential addresses, ideally placed for both the town and the seafront. The area is well established and highly regarded, with the convenience of being within easy reach of Exmouth's excellent range of amenities.

The town centre offers a good selection of independent shops, cafés, restaurants and everyday facilities, with the M&S Foodhall particularly convenient for local shopping.

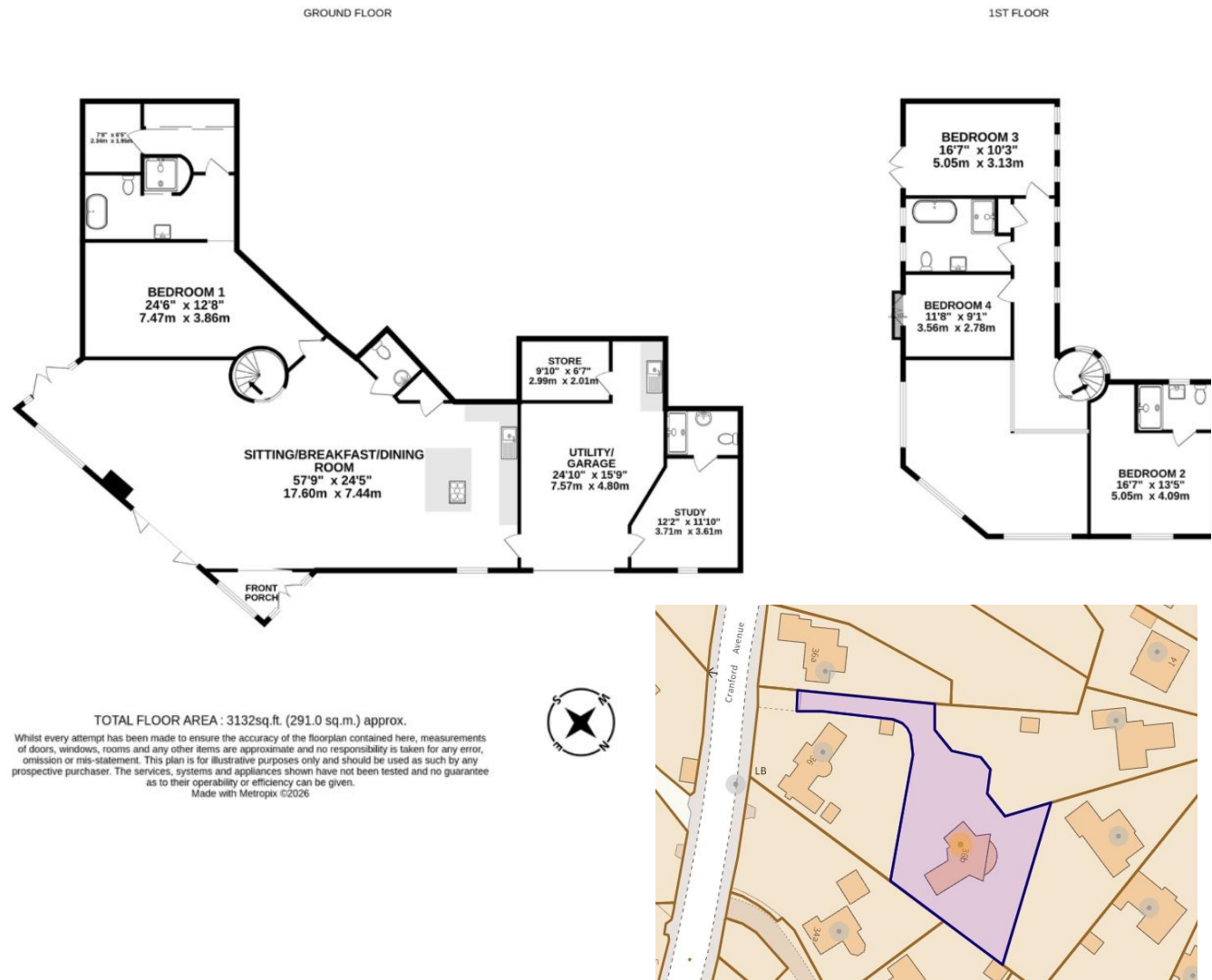


Exmouth's seafront, two-mile sandy beach and marina are also within easy reach, while the Exe Estuary provides wonderful opportunities for walking, cycling and watersports. Exmouth railway station is conveniently located for commuters and leisure travel, providing direct services to Exeter, where connections can be made for London and other destinations. With its combination of a desirable residential setting, excellent local amenities, coastal lifestyle and rail connections, Cranford Avenue is a particularly appealing location within Exmouth.

AGENTS NOTE: There is no gas connected to the property. The property has mains electricity and mains water, with heating and hot water provided by a ground source heat pump. The property is served by a private drainage system, which the vendors advise is serviced approximately every 18 months. The entrance to the driveway is owned by No. 36 Cranford Avenue, with a right of access granted to Moonraker. Further details are available from the selling agents.

DIRECTIONS From Exmouth town centre proceed up Rolle Street and take the first exit at the roundabout onto Salterton Road. Carry straight on at the traffic lights, past The Cranford Sports Club. Take the fourth right hand turn into Stevenstone Road. At the end of the road turn left and the property can be found a short distance along on the right hand side. Please not the property cannot be seen from the road, it is tucked away a the end of the drive.

WHAT3WORDS: ///gosh.gangs.buddy
TENURE: Freehold
COUNCIL TAX BAND: G - £4295.45



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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

