



4 ST LEONARD'S PLACE

Exeter, Devon



AN ELEGANT AND SPACIOUS REGENCY STYLE GRADE II LISTED TOWN HOUSE IN EXETER'S MOST PRESTIGIOUS AREA

Set just off an exclusive and quiet road, and is only a gentle stroll from the city centre.

Summary of accommodation

Ground Floor: Atrium | Entrance and staircase halls | Drawing/music room | Balcony and verandah | Playroom/dining room | Kitchen/breakfast room | Study

Lower Ground Floor: Garden room | Studio/sewing room | Utility room | Gym | Shower room | Cellars | Workshops and stores

First Floor: Principal bedroom/bathroom suite | Guest bedroom/shower room suite | Further bedroom, bathroom and dressing room

Second Floor: Three bedrooms | Separate WC

Outside: Front and rear gardens and terraces | Parking

Distances: Exeter city centre 1 mile, Exeter St David's Station 1.7 miles, M5 (Junction 30) 4 miles, Exeter Airport 7 miles
(All distances are approximate)

SITUATION

St Leonard's Place is one of the most exclusive roads in the heart of St Leonard's, which is Exeter's most prestigious and popular residential area, known for its quiet tree lined paths and avenues fronted by elegant Georgian villas and Victorian and Edwardian town houses, yet still on the doorstep of the city centre. Nearby is the Magdalen Road shopping parade with independent shops, delicatessen, butcher, fishmonger, bakeries and pub, and close by is a Waitrose store.

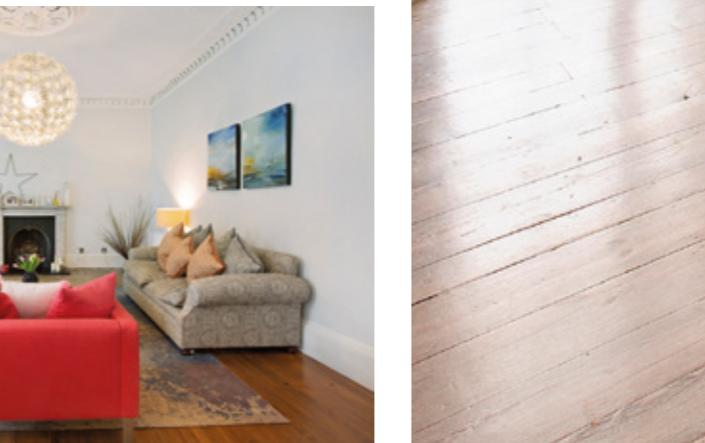
The thriving city centre is an easy walk away from Princesshay shopping centre, John Lewis department store, Exeter Museum, a wide selection of cafes, restaurants and pubs and the magnificent Cathedral and Green, which is pleasantly surrounded by historic buildings. Nearby is the Royal Devon and Exeter Hospital, and also within walking distance is the historic Exeter Quay, with waterside walks, shopping, dining and leisure activities available.

There is a good choice of both state and private schools, including St Leonard's Primary School, Exeter School, Maynard School for girls and Exeter College. The city is also home to one of the UK's top universities.

There is an excellent range of cultural, leisure and sporting facilities around, with theatres, cinemas, Exeter Golf and Country Club, David Lloyd Centre, Exeter Chiefs rugby and Exeter City FC all situated locally.

There is efficient and easy access to the M5 motorway at Junction 30, train stations with mainline connections to London (Paddington and Waterloo) and an airport with domestic and international flights.

Near to the city is the beautiful River Exe Estuary which is surrounded by thriving wildlife, cycling and walking trails and pretty bankside villages and towns. Exeter is also surrounded by the stunning South and East Devon coastline with picturesque beaches and estuaries which offer fantastic sailing opportunities. Nearby is also Dartmoor National Park, famously known for its spectacular scenery, woodland walks and unimaginable views.



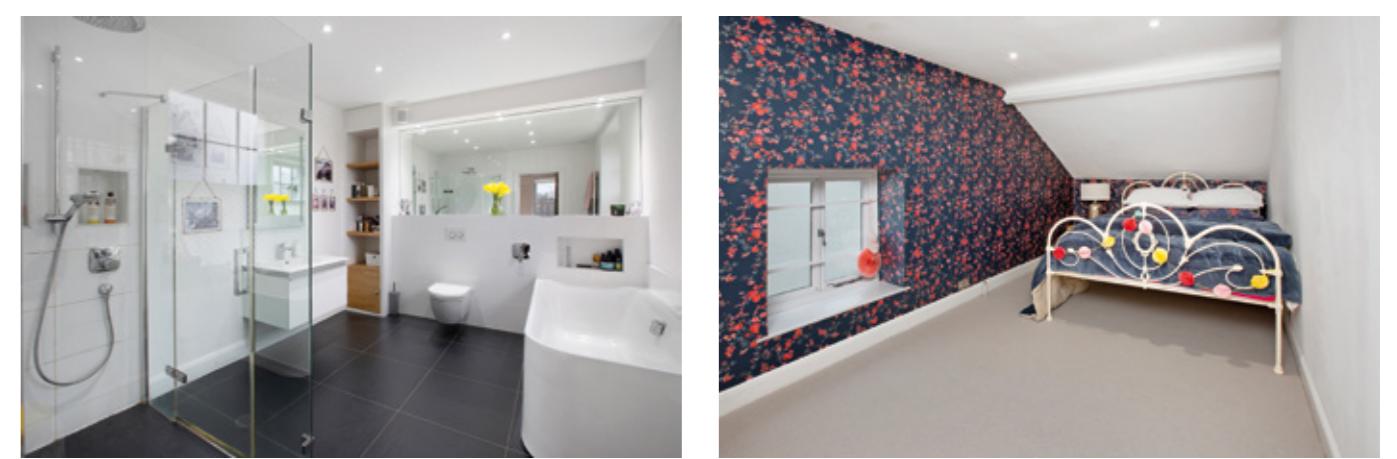
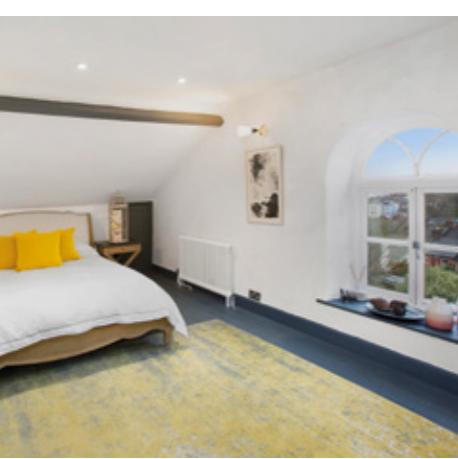
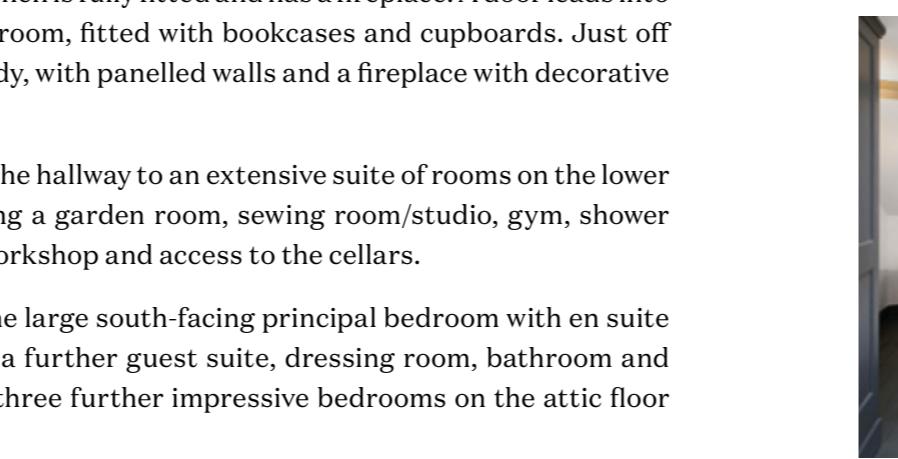
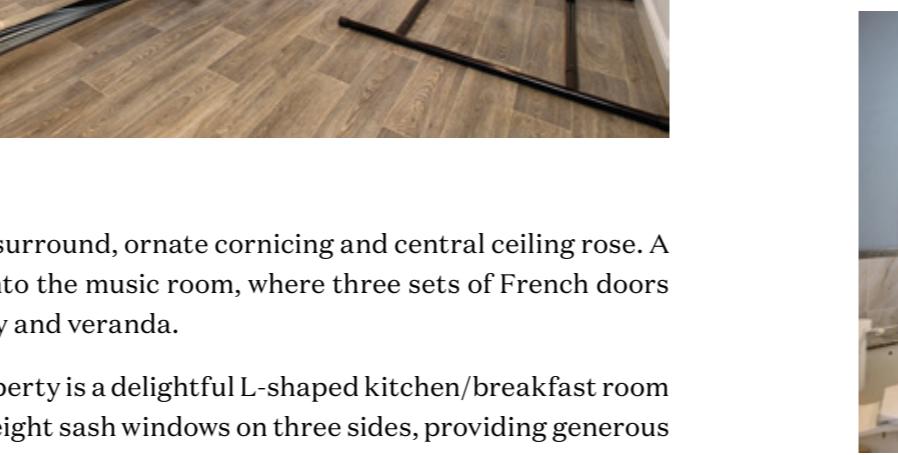
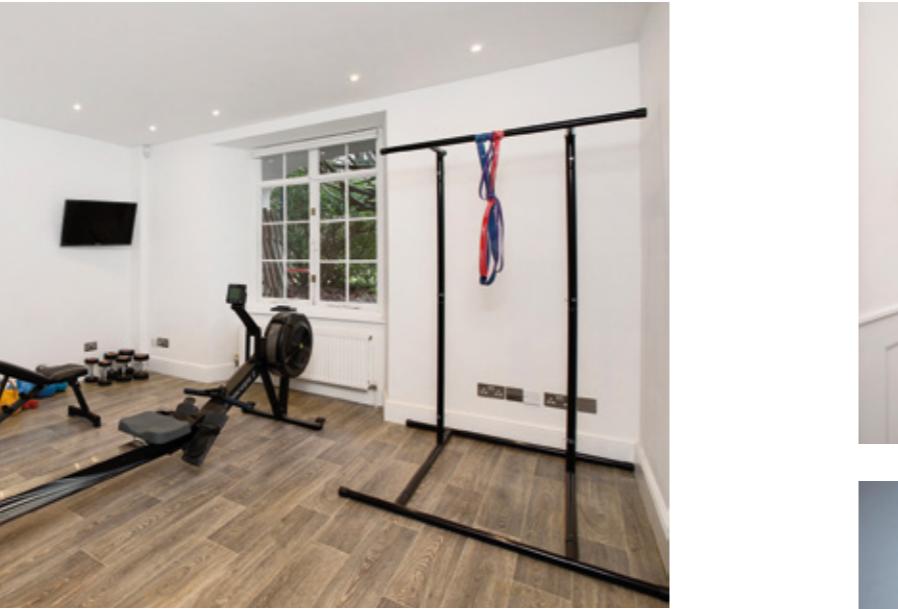
THE PROPERTY

4 St Leonard's Place is one of four elegant Regency style villas on one of Exeter's most exclusive residential roads. The house is Grade II listed as being of architectural and historical interest, stated as being circa 1840, and is set generously back from the road, overlooking its flourishing front gardens, parking area and driveway.

The house is south-facing, very spacious and beautifully presented, accommodating over 6,000 square feet arranged over four floors. The property has charming character and style, with an elegant veranda and balcony supported by central arches positioned over the basement windows. The house has tasteful large rooms with high ceilings, typical of the architectural period.

Tall double gates between brick pillars lead to the gravel driveway and turning area with ample parking. A flight of steps in the front garden leads to the entrance door, opening into an impressive atrium with a glazed roof. Inside, there is a large and elegant south-facing drawing room with





fireplace, decorative surround, ornate cornicing and central ceiling rose. A wide opening leads into the music room, where three sets of French doors open onto the balcony and veranda.

At the rear of the property is a delightful L-shaped kitchen/breakfast room with three-quarter height sash windows on three sides, providing generous natural light. The kitchen is fully fitted and has a fireplace. A door leads into the playroom/dining room, fitted with bookcases and cupboards. Just off the kitchen is the study, with panelled walls and a fireplace with decorative surround.

Stairs descend from the hallway to an extensive suite of rooms on the lower ground floor, including a garden room, sewing room/studio, gym, shower room, store rooms, workshop and access to the cellars.

On the first floor is the large south-facing principal bedroom with en suite bathroom, as well as a further guest suite, dressing room, bathroom and bedroom. There are three further impressive bedrooms on the attic floor above.

To the front of the house is a generously stocked, well-maintained garden with level lawns, mature wisteria climbing the verandah and multiple paths leading to the driveway. The garden is filled with ornamental plants, shrubs and trees. To the rear is a quaint enclosed garden with a paved terrace, circular lawn and pond that teems with life in spring and summer, edged by a profusion of plants, shrubs and trees.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains gas, electricity and drainage. EV charging point.

Local Authority: Exeter City Council: 01392 277888

Council Tax: Band G

EPC-D

Directions: EX24L7

What3words: //belong hedge switch



imate Gross Internal Area
.m. (6290 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

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