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East of **EXE**
ESTATE AGENTS

East & West of **EXE**

Stratton Drive

Topsham OIEO £1,250,000

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An exceptional contemporary residence occupying a rare double plot on the outskirts of the highly sought-after estuary town of Topsham. Built just two years ago by renowned Heritage Developers, this striking zero-carbon home has been finished to an outstanding bespoke specification throughout, offering beautifully designed living spaces, luxurious interiors, landscaped wrap-around gardens and an exceptional sense of tranquillity, all combining to create one of the area's finest modern homes.

Contemporary detached residence | Large Plot | Prestigious Topsham location | Exceptional bespoke specification | Landscaped wrap-around gardens | Stunning open-plan living | Premium German walnut kitchen | Luxurious principal suite | Triple-glazed throughout | Built by Heritage Homes

DESCRIPTION

An exceptional contemporary residence of outstanding architectural merit, discreetly positioned on the outskirts of the highly sought-after estuary town of Topsham. Constructed just two years ago by the renowned Heritage Homes - celebrated throughout the South West for their exemplary eco credentials and pioneering zero-carbon design principles - this remarkable detached home represents the very finest in modern luxury living.

Occupying an enviable double plot, the property enjoys beautifully landscaped wrap-around gardens of exceptional scale and privacy, a rarity for a newly built home in Topsham. Designed and finished to an uncompromising bespoke specification throughout, the residence combines striking contemporary aesthetics with refined craftsmanship, creating a home of both substance and sophistication. The accommodation extends to four beautifully appointed bedrooms, including an impressive principal suite and two luxurious en-suite bedrooms, alongside expansive and versatile reception spaces ideally suited to both family life and elegant entertaining.

Upon entering, the quality and attention to detail are immediately apparent. The ground floor is laid with large-format premium porcelain tiles from Devon Stone and the house has been beautifully decorated throughout in an elegant Farrow & Ball palette. Underfloor heating runs across the entire lower level, while a striking high-end electric fireplace provides a sophisticated focal point to the separate sitting room.



At the heart of the home lies a magnificent open-plan kitchen, living and dining space, flooded with natural light via expansive aluminium sliding doors opening directly onto the gardens. Triple-glazed windows throughout ensure exceptional thermal efficiency and tranquillity. The kitchen itself is an exceptional statement of design and functionality, featuring a bespoke German Pronorm kitchen in real walnut with integrated full-height fridge and freezer, foldaway drinks station cabinetry, and a comprehensive suite of Siemens appliances, including a sleek hoodless underfloor extraction system. Dekton waterfall worktops and island elevate the aesthetic further, complemented by a Quooker boiling water tap.

Upstairs, high-end Reeve Wood oak flooring flows seamlessly throughout, with a bespoke staircase and internal doors expertly stained to match. Attractive designer radiators enhance the contemporary styling, while integrated wardrobes feature across three of the bedrooms, offering both elegance and practicality. The bathrooms and en-suites have been finished to an exceptional standard with large-format porcelain tiling and premium Vitra and Duravit sanitaryware, particularly within the luxurious en-suite facilities. Features include recessed mirrored cabinetry, premium waterfall showers with flush Betty shower trays, and a stunning Waters designer stone bath.

Externally, the grounds are nothing short of spectacular. The professionally landscaped gardens are exceptionally generous by Topsham standards and feature an array of mature and sculpted trees, an elegant pond with waterfall and water feature, edged hoggin pathways, and extensive outdoor porcelain terraces ideal for entertaining. The property is approached via a generous driveway providing side-by-side parking for four vehicles, with additional capacity for larger gatherings. Set back from the road for enhanced privacy, the home also benefits from electric infrastructure and posts already installed for gates should a purchaser wish to further secure the entrance.

A modern detached double garage has been fully insulated and cavity walled, currently incorporating a high-quality sauna, while also offering excellent potential for conversion into additional accommodation, a studio, gym, or ancillary living space, subject to any necessary consents. Further discussions may be available regarding the inclusion of selected bespoke interiors, including the exceptional made-to-measure window dressings and designer lighting installations, which have been carefully curated specifically for the property. A rare opportunity to acquire one of the area's finest contemporary homes - combining cutting-edge eco-conscious living with exceptional luxury, privacy and design in one of Devon's most desirable locations.



AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following at the time of marketing: -

Tenure: Freehold

Council Tax Band: G

Council: Exeter City Council

Parking: Garage and parking for multiple cars.

Garden: Stunning Landscaped Gardens

Electricity: Mains

Heating: Air Source Heat Pump

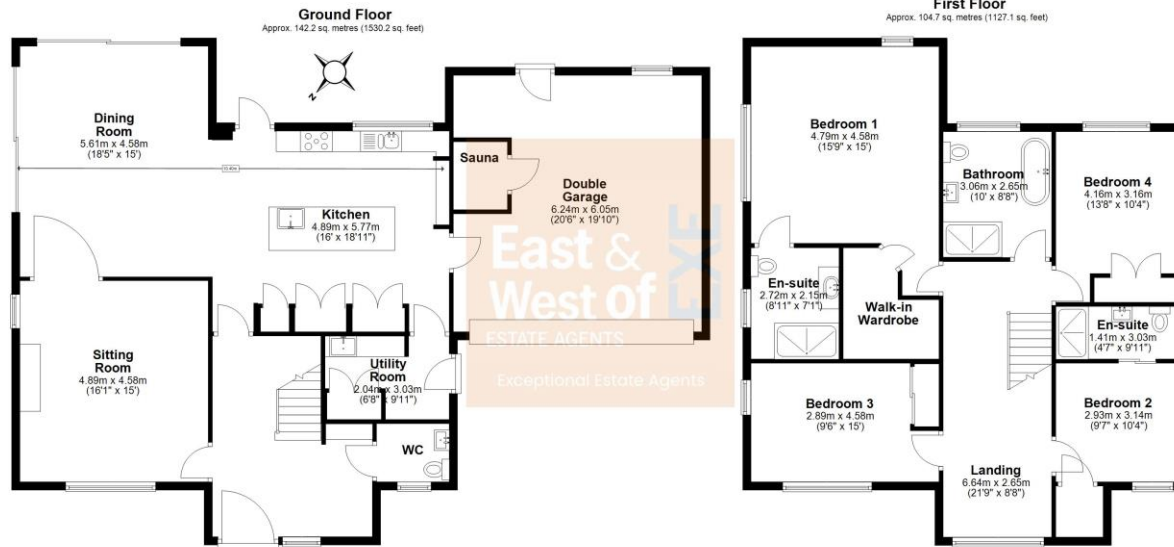
Gas: Not At the Property

Water supply: Mains

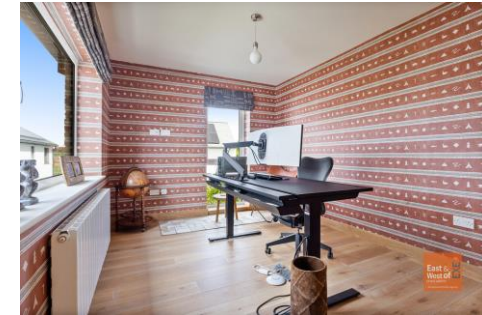
Sewerage: Mains

Broadband: Full Fibre Broadband Is Available to Order with up to 500 mbps available.

Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone.



Total area: approx. 246.9 sq. metres (2657.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A	103 A	103 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 in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed: however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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