



9 Oxton house Kenton, Exeter, EX6 8EX
Price Guide £260,000

A gracious first-floor apartment within the historic Oxton House, set in beautiful parkland just outside Exeter. Offering around 1,041 sq ft of characterful accommodation, the property blends elegant period detail with calm countryside views. High ceilings, tall sash windows and decorative cornicing create an airy feel throughout. The generous sitting room enjoys a lovely outlook over the grounds, while the separate kitchen/breakfast room is fitted with classic cabinetry and space for a large dining table—perfect for entertaining. There are two spacious double bedrooms and a stylish bathroom with a roll-top bath and traditional fittings.

Oxton House sits in extensive landscaped grounds with sweeping lawns, mature trees and far-reaching rural vistas—an idyllic setting to enjoy through the seasons. The apartment benefits from residents' parking plus a private garage for secure storage. Kenton village, Powderham and the Exe Estuary are close by for everyday amenities, walks and waterside pubs; Exeter city centre is easily reached for shopping, dining and mainline rail, and there are convenient links to the A38/A380, M5 and coast.

A rare chance to own a sizeable period apartment with parking, garage and magnificent grounds—offered with no onward chain. Viewings strictly by appointment with Francis Louis.



Overview

Set within the graceful setting of Oxton House and its sweeping parkland, this first-floor, two-bedroom apartment delivers around 1,041 sq ft of elegant, light-filled living. The interiors celebrate the building's Georgian heritage—soaring ceilings, tall sash windows, ornate cornicing—while offering an easy, modern layout with generous rooms and calming views across the grounds.

The Approach

A private entrance lobby to the apartment opens into an impressive central hallway that instantly sets the tone: bright, beautifully proportioned and lined with period detail. From here, the accommodation unfolds logically with reception spaces to one side and the bedrooms quietly positioned to the other.

Living & Entertaining

The sitting room is a standout space—broad and beautifully balanced, with a deep sash window framing green views over the lawns. The scale of the room lends itself to multiple furniture arrangements; there is ample depth for a large sofa grouping as well as a reading corner or piano. Neutral décor and original mouldings create a refined backdrop for both contemporary and antique pieces.

Opposite, the kitchen/breakfast room has the feel of a classic country kitchen: painted cabinetry with plentiful storage, generous worktops and room for a large family table. High ceilings and a tall window keep the space light and uplifting throughout the day, making it as suitable for relaxed breakfasts as it is for hosting friends.



Bedrooms & Bathroom

Both bedrooms are genuine doubles with excellent ceiling height and large windows—calm, comfortable retreats with pleasant outlooks. The principal bedroom is notably spacious and can easily accommodate a super-king bed alongside wardrobes and a dressing area. The second bedroom works perfectly as a guest room or luxurious home office/occasional bedroom.

The bathroom is finished in a timeless style with traditional sanitaryware, including a classic roll-top bath with shower over, period-inspired fittings and a pedestal basin—ideal for long soaks after a walk around the grounds.

Setting & Grounds

Residents at Oxton House enjoy access to beautifully tended communal parkland: sweeping lawns, specimen trees and restful seating areas dotted throughout the estate. It's a wonderful environment to enjoy morning coffee, an evening stroll or simply to watch the seasons change, with birdsong and distant rural views as the constant backdrop. Residents also have access to the use of Private Tennis courts on the grounds

Parking & Garage

The apartment is sold with residents' parking and the added advantage of a private garage, providing secure storage for a car, bicycles and outdoor equipment.

Location

Kenton is a sought-after village just outside Exeter, with Powderham, the Exe Estuary and coastal walks all close by. Day-to-day amenities are within easy reach, while Exeter's shops, restaurants and mainline rail links are a short drive. Road connections are excellent for the A38/A380, M5 and the coast.

Lease

The ground rent is £10 p/a, The service charge is £1500 p/a, the lease has 979 years remaining.



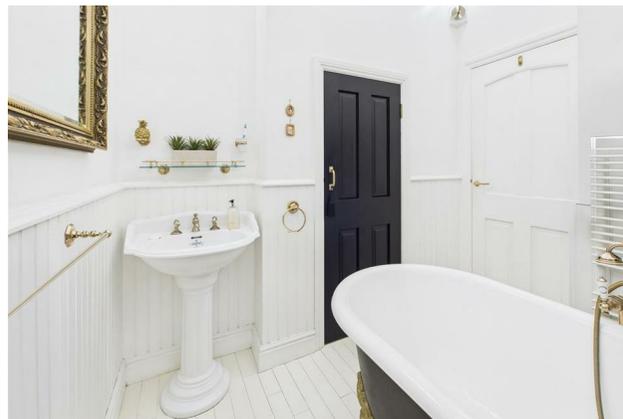


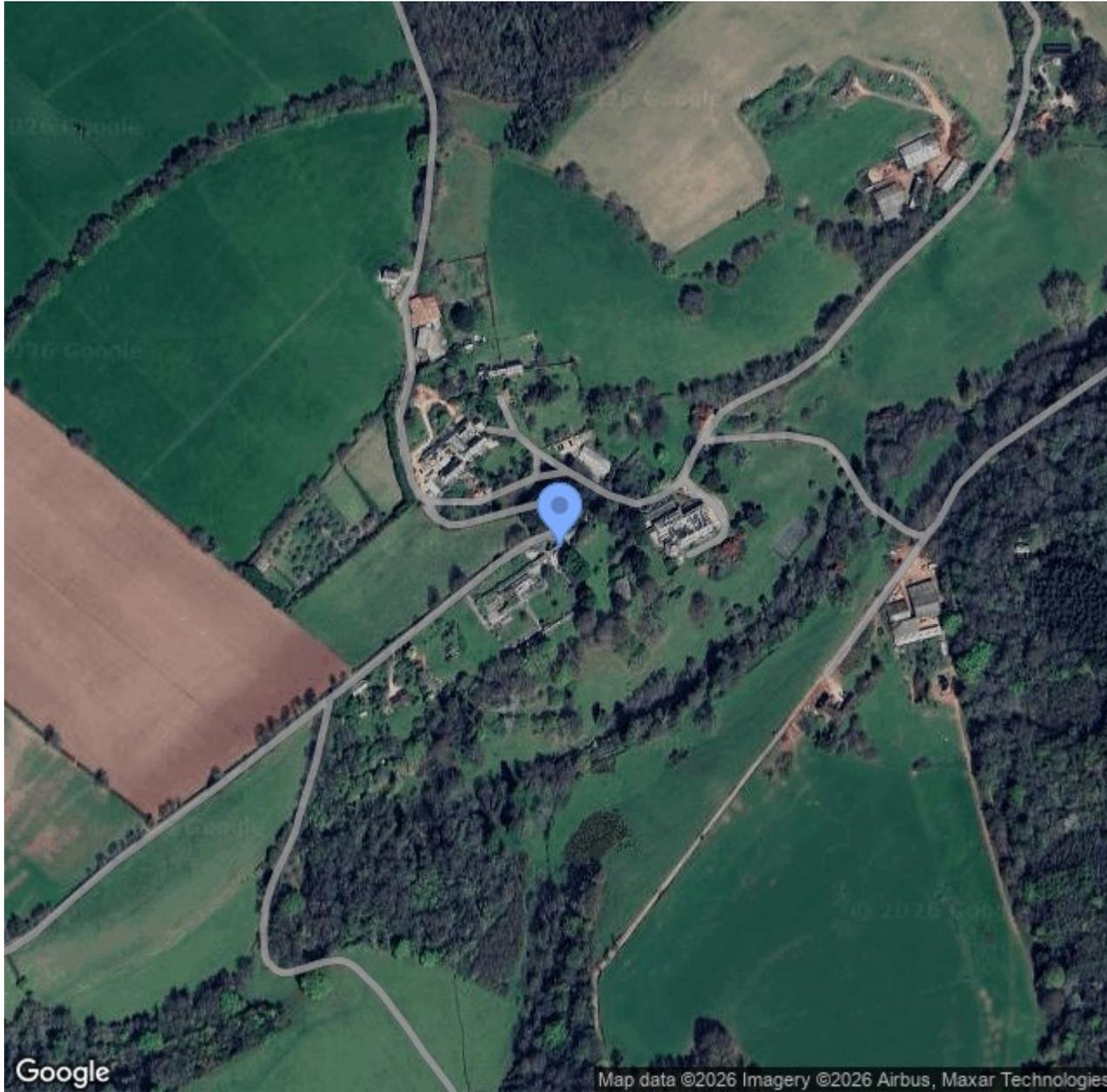


Approximate total area⁽¹⁾
 1041 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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