



East of 
ESTATE AGENTS

Broadway
Woodbury £460,000

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Beautiful four-bedroom semi-detached property offers a seamless blend of traditional charm and contemporary living. Situated in the highly sought after village of Woodbury, and beautifully present throughout with a generous secluded garden and versatile detached outbuilding. Far-reaching countryside views and superb access to Exeter and the coast, this home presents a rare opportunity for a desirable lifestyle.

Semi Detached | Four Bedrooms | Kitchen | Lounge | Dining Room | Family Bathroom | Downstairs Cloakroom | Garage and Ample Parking | Beautiful Secluded Garden | Workshop/Gymnasium

LOCATION

The property is perfectly situated within the popular and historic village of Woodbury, known for its strong community atmosphere and excellent local amenities. Within a short walk, residents can enjoy traditional village pubs, a highly regarded primary school, and a variety of sports facilities. For those looking to venture further, the location provides superb access to both the city of Exeter and the coastal town of Exmouth. Exeter, with its stunning cathedral and historic quayside, offers a wide range of cultural attractions, dining, and shopping opportunities. In the other direction, Exmouth boasts two miles of golden sandy beach, marking the gateway to the Jurassic Coast, a UNESCO World Heritage Site. The area is a haven for outdoor enthusiasts, with the Exe Estuary Trail providing a scenic route for walkers and cyclists. Just a short drive away, the estuary town of Topsham and the renowned Darts Farm Village offer further opportunities for local shopping, artisan foods, and dining.

DESCRIPTION

A glazed porch with tiled flooring and half-height wood panel walls welcomes you into the central hallway, where



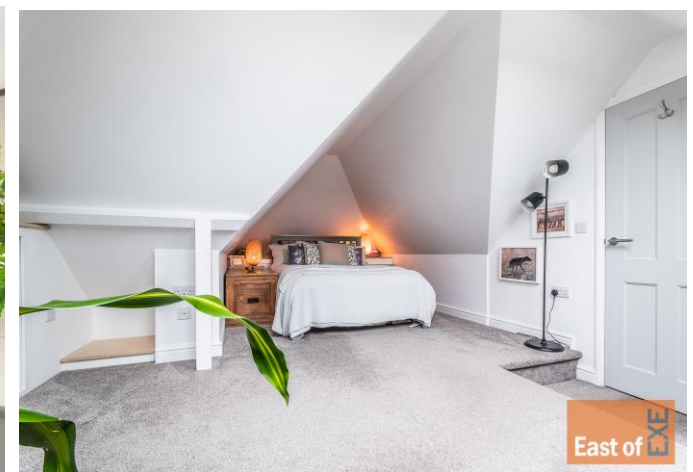
stairs ascend to the first floor. To the left is a beautifully designed kitchen featuring handmade, shaker-style wooden base units complemented by a granite-effect worktop and white tiled splashback. The ground floor throughout benefits from solid wood exposed timber flooring, adding warmth and character. The kitchen includes a spacious under-stair larder cupboard and flows seamlessly into the rear-facing dining room. A set of French doors in the dining room provide views and access to the superb rear garden. Adjacent to the kitchen is a downstairs cloakroom with a shower, finished with elegant grey wall tiles. On the opposite side of the hallway, the delightful lounge is a connected yet separate space, also featuring exposed floorboards and a wood-burning stove set upon a slate hearth.

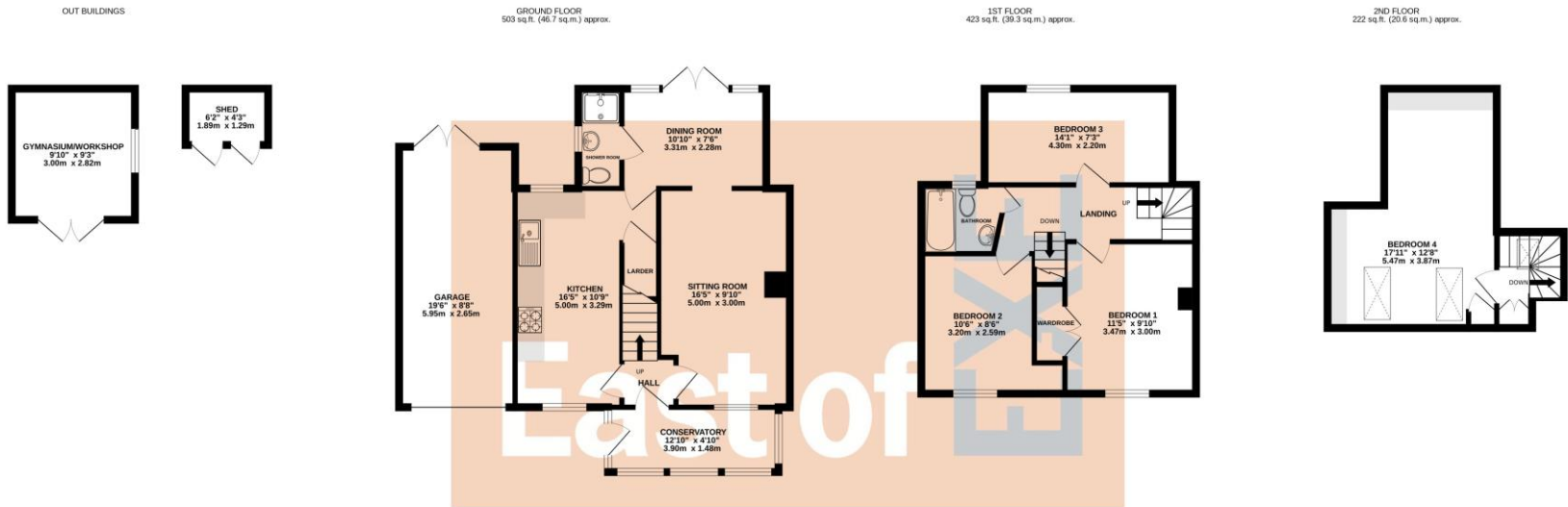
The first-floor hosts three generous and well-presented bedrooms. The second bedroom is a spacious double with far-reaching views across open countryside. The family bathroom, located next door, includes a bath with an overhead shower and is finished with a stone-effect wall tile and a decorative dado border. Bedroom three offers pleasant views of the rear garden, while the main bedroom, situated across the hall, also enjoys extensive countryside views and includes built-in storage over the stairs. A further flight of stairs leads to the second floor, where the fourth bedroom is nestled within the eaves. This spacious room features ample storage and two rooflight windows that fill the space with light and frame the captivating views.

GARDENS AND GROUNDS

The property is set back from the road with a gravel area to the front providing parking for several vehicles, in addition to the garage. Steps lead up to the front door, passing an array of flowering beds.

To the rear, a magnificent garden provides a wonderful outdoor sanctuary. A small patio runs across the back of the property, wrapping around to the rear of the garage and a separate storage shed. A gravel path meanders between two separate lawn areas, each offering a lovely space for seating. This path leads to a rear workshop or gymnasium which is fully fitted with electrics. Raised beds to the side are filled with herbs and flowers, while a further seating area is tucked away in a corner. The entire garden is bordered by well-maintained flower beds, filled with a variety of plants and shrubs.





TOTAL FLOOR AREA : 1147 sq.ft. (106.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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