

Little Sunnyhaye, Sanctuary Lane, Woodbury, EX5

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An exceptional modern country home set within circa 1.75 acres, offering over 4,100 sq ft of elegant living space, detached studio, double garage and beautifully landscaped grounds, all within easy reach of Exeter and the coast.

- Approximately 4,100 sq ft of beautifully appointed accommodation
- Set within circa 1.75 acres of landscaped grounds and gardens
- Five double bedrooms
- Impressive vaulted reception spaces filled with natural light
- Contemporary kitchen/breakfast room
- Detached studio/home office with shower room
- Peaceful East Devon setting close to Exeter and the coast

Set within approximately 1.75 acres of beautifully maintained gardens and grounds, this exceptional detached, modern country home offers over 4,100 sq ft of elegant, light-filled accommodation in a wonderfully peaceful setting close to Woodbury, Exeter and the East Devon coastline.

Approached via timber gates and a sweeping gravel driveway, the property combines impressive proportions with a highly versatile layout designed for modern family living and entertaining. The house enjoys a wonderful sense of space throughout, with vaulted ceilings, and a wonderful use of glazing to bring a sense of connection to the surrounding gardens and countryside.

At the heart of the home is a superb contemporary kitchen/breakfast room, thoughtfully designed with an extensive range of units, integrated Neff appliances, central island and space for informal dining, with doors opening directly onto the gardens and rear terrace. ►



- ▶ Three beautifully proportioned reception rooms provide flexibility for both relaxed family life and entertaining, including an impressive vaulted sitting room with wood burning stove and doors opening to both front and rear terraces, a separate family/living room and an elegant dining room overlooking the gardens.

The accommodation extends to five generous double bedrooms, including a substantial principal suite with countryside views, fitted wardrobes and a luxurious ensuite bathroom. Three bedrooms benefit from ensuite bathrooms, while the remaining bedrooms are served by a stylish family bathroom. A large utility room, cloakroom and extensive built-in storage further enhance the practicality of the home.

Outside, the grounds are a particular feature of the property. Expansive level lawns, mature hedging, established trees and fruit trees create a wonderfully private and tranquil setting, while generous paved terraces surround the property providing ideal spaces for outdoor entertaining.

In addition to the main house, the property benefits from a detached insulated studio/office with shower room, ideal for home working, guest overflow or wellness space. A detached double garage is complemented by a substantial adjoining studio/entertaining room, formerly stables, offering further flexibility.

The property occupies an enviable position within the sought-after Woodbury parish, enjoying easy access to Exeter, the M5, Exeter Airport, Woodbury Common and the Jurassic Coast. Excellent local amenities include village pubs, a primary school, doctor's surgery, farm shops and the nearby Woodbury Park Hotel & Golf Club with its renowned golf and leisure facilities.

A beautifully balanced modern country home offering space, privacy and versatility in one of East Devon's most desirable locations.

Tenure: Freehold
Council Tax Band: G
Local Authority: East Devon





LOCATION

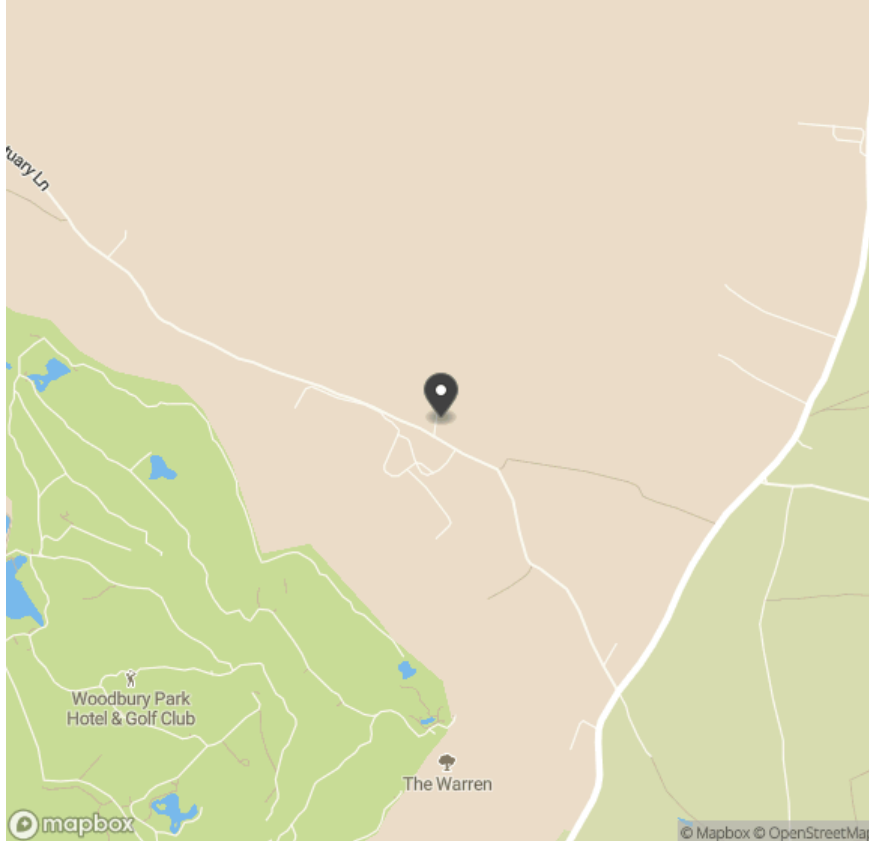


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 76

Potential: 79



FLOOR PLAN


4232 sq ft (393 sq m)




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