



10 REGENCY DRIVE

Exeter, Devon



A LUXURIOUS AND SPACIOUS CONTEMPORARY HOME WITH STYLISH INTERIOR AND LARGE GARDEN

Set within an exclusive, gated development backing onto the golf course

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Open plan kitchen/breakfast/sitting/dining room | Drawing room | Utility room

First Floor: Principal bedroom/dressing room/bathroom suite | Balcony | Study/gym | Guest bedroom/dressing room/shower room suite
Further bedroom/shower room suite | Further bedroom and family bathroom

Outside: Integral double garage | Spacious driveway | Gardens

Distances: Exeter city centre 3 miles, Exeter St David's Station 4.5 miles, Exeter Airport 5 miles, M5 (Junction 30) 2 miles, Topsham 3 miles
(All distances are approximate)

SITUATION

Regency Drive is on the eastern edge of the city within easy access of the thriving city centre of Exeter, with Princesshay shopping centre, John Lewis department store, museum, restaurants and the Cathedral and Cathedral Green, surrounded by historic buildings. The Royal Devon and Exeter Hospital is about 3 miles away and easily accessible is historic Exeter Quay with waterside walks, shopping, dining and leisure activities. There is an excellent range of cultural, leisure and sporting facilities with theatres and cinemas. Exeter Golf and Country Club is about 1.5 miles away and, close by, is Sandy Park, home to Exeter Chiefs rugby and where there is a David Lloyd Club.

Also within very easy reach is the delightful ancient port town of Topsham, on the banks of the beautiful Exe Estuary and famous for its shipbuilding and maritime heritage, 17th century Dutch style architecture, charming narrow streets and quay. There is an excellent range of local amenities including independent shops, pubs, cafes, excellent restaurants and a variety of sporting facilities including sailing club, outdoor swimming pool, bowling green and tennis courts.

There are ferries across the estuary from Topsham to Turf and Double Locks and scenic walks including the Exe Estuary Trail, a 16 mile, mostly flat, cycle and walkway all around the estuary. The Exe Estuary is one of the most important estuaries in Europe for wildlife and the RSPB Bowling Green Marsh nature reserve, close to the town, is home to an abundance of migratory birds.

Close to Topsham is Dart's Farm shopping village, winners of the Farm Retail Awards best farm shop in UK, 2025, and offering restaurants, cafes, shops, wellness spa etc.

At the mouth of the Exe Estuary is Exmouth, with marina and sandy beach, providing excellent facilities for sailing and other water sports.



There is a good selection of schools in the area with primary schools in Topsham and Exeter, state secondary schools, Exeter College and private schools with Exeter School and Maynard School for girls. Exeter is also home to one of the UK's top universities.

Regency Drive is less than a 10 minute walk of Newcourt railway station with regular trains into Exeter Central and to Exmouth. There are stations in Exeter providing mainline connections to London (Paddington and Waterloo). Junction 30 of the M5 motorway is about ten minutes drive and Exeter Airport is about 5 miles away.

THE PROPERTY

10, Regency Drive is a stylishly designed, luxurious, contemporary home within an exclusive gated development backing onto Exeter Golf and Country Club golf course.

Built by acclaimed Heritage Homes, the house was designed with space and light in mind, as well as energy efficiency, including underfloor heating on the ground floor, solar PV system with Eddi solar power diverter, and high quality kitchen and bathroom appliances and fittings.

A wide driveway offers generous parking and is framed by an attractive front garden, creating an impressive sense of arrival.

The entrance hall, finished with sleek tiled flooring, opens via a striking glazed pivot door into a beautifully light and spacious L-shaped open-plan kitchen, dining and sitting room. Designed for modern living and entertaining, the space is unified by continuous tiled floors throughout.

The contemporary kitchen features Quartz worktops, a central island with breakfast bar and a full range of integrated appliances, including two Bosch ovens. Glazed sliding doors from both the kitchen and sitting areas open onto the terrace and gardens, seamlessly connecting the interior with the outdoors.



From here glazed double doors open to the cosy drawing room with cylindrical woodburner. From a rear hall and the utility room is access into the integral double garage with electronic up and over door and power and lighting.

From the hall the staircase rises to the landing with door into the large principal bedroom with picture window overlooking the golf course and a glazed door out to the wide balcony with glazed balustrade and stainless steel handrail, overlooking the garden and golf course.

Bedroom 5 also has glazed sliding doors out to the balcony. The principal and guest suites have dressing rooms and the other bedrooms fitted wardrobes, and the bathrooms and shower rooms have high quality contemporary fittings throughout.

Glazed doors from the kitchen and sitting area open to a paved terrace, providing lovely outside sitting and dining areas, and a large, enclosed, lawned garden, fringed by plant borders, on the south west side of the house.



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water & electricity. Gas central heating with underfloor heating throughout the ground floor.

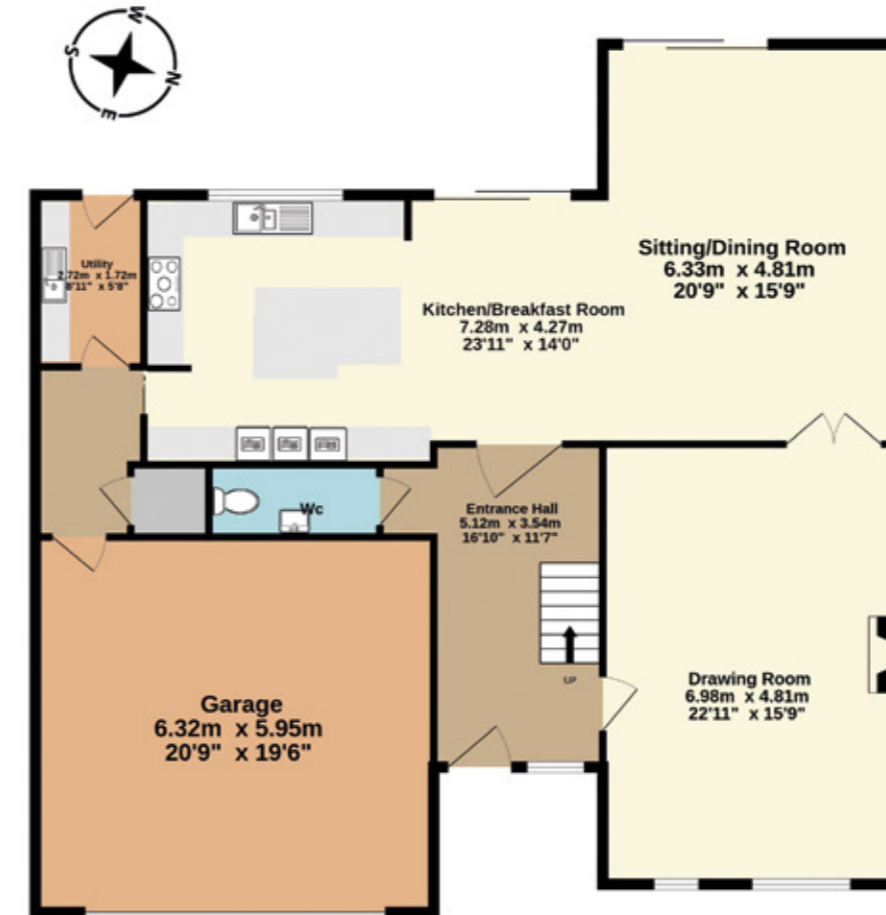
Local Authority: Exeter City Council: 01392 277888

Council Tax: Band G

EPC: A

Directions: EX2 7SN

Ground Floor
159.4 sq.m. (1716 sq.ft.) approx.



Approximate Gross Internal Area
305.0 sq.m. (3283 sq.ft.)

1st Floor
145.6 sq.m. (1567 sq.ft.) approx.



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.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

I would be delighted
to tell you more.

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