

The Laurels, Streatham Rise, Exeter, Devon





An impressive and **beautifully appointed** house with annexe in a small, gated community on the edge of the university campus.

Summary of accommodation

- Portico | Reception hall | Inner hall | Drawing room | Snug/cinema room | Study | Open plan kitchen/breakfast room & sitting room
- Pantry | Utility room | Plant room with lift
- Double bedroom with en suite dressing room, bathroom & shower | Double bedroom with en suite bathroom & shower
- Double bedroom with en suite shower room
- Principal bedroom with en suite dressing room, bathroom & shower
- Self-contained annexe | Double garage | Parking | Summer house | Garden
- Air conditioning

Distances

Exeter St. David's station (Paddington 2 hours 7 minutes) 0.5 mile, Exeter Central station (Waterloo 3 hours 17 minutes) 0.6 mile, Exeter city centre 0.9 mile, Junction 30 M5 2.5 miles, Exeter Airport (London City Airport 1 hour) 4.7 miles
(All distances and times are approximate)



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Location

The Laurels is situated in peaceful, private grounds within a small, gated community containing just three properties, adjacent to the western end of Exeter university campus and yet conveniently close to the city centre. For immediate needs there is a Tesco Express a short drive away and Exeter St. David's and Exeter Central stations are both only half a mile away. The city has a superb selection of shops and local businesses and the city centre, Cathedral Yard, John Lewis and Princesshay shopping centre, with its many shops and restaurants all close at hand.

The M5 motorway network, providing links to London and The Midlands is to the east of the city, as is Exeter International Airport. Exeter has two railway stations, with Exeter St David's offering regular services to Paddington (2 hours 7 minutes), and Exeter Central to Waterloo (3 hours 17 minutes).

There is a wide choice of local schools both from the independent and state sectors including Exeter School, Maynard's and the Cathedral School. Blundell's School in Tiverton offers a daily bus service from Exeter.



The property

Built around 20 years ago to a very high specification, The Laurels is an impressive and substantial house situated in one of Exeter's best settings. It is positioned well back off a no-through road within a small, gated community of just three substantial houses with a screen of mature, broadleaf trees providing a high degree of privacy.

Externally the house has a classic Georgian style front façade that is perfectly symmetrical with a centrally positioned portico supported by stone columns and is built of mellow red brick under a slate roof, with stone quoins, lintels and sills and integrally double-glazed sash windows.

In contrast and extending out on one side is a superb orangery, which is built in a contemporary style facing north-east through to south-west and accommodating the kitchen with adjacent breakfast room on one side and a very large sitting area on the other.

The kitchen is fitted with clean-cut contemporary units including a large island with incorporated breakfast bar and with a comprehensive range of built-in Miele electrical appliances. Internally the house is beautifully presented and is finished to an exceptionally high standard.

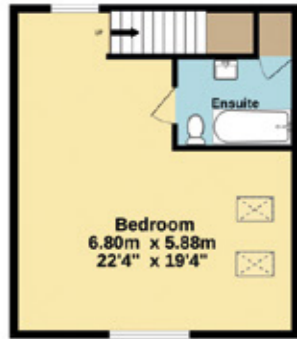


The main part of the ground floor is also light and airy, with tall sash windows facing south-east through to south-west, thereby capturing the best natural light throughout the day. It accommodates four good-sized reception rooms radiating off the centrally positioned reception hall. On one side is a double, more formal reception room and on the other a separate study and snug/cinema room.



Approximate Gross Internal Floor Area
5850 sq ft / 543.5 sq m

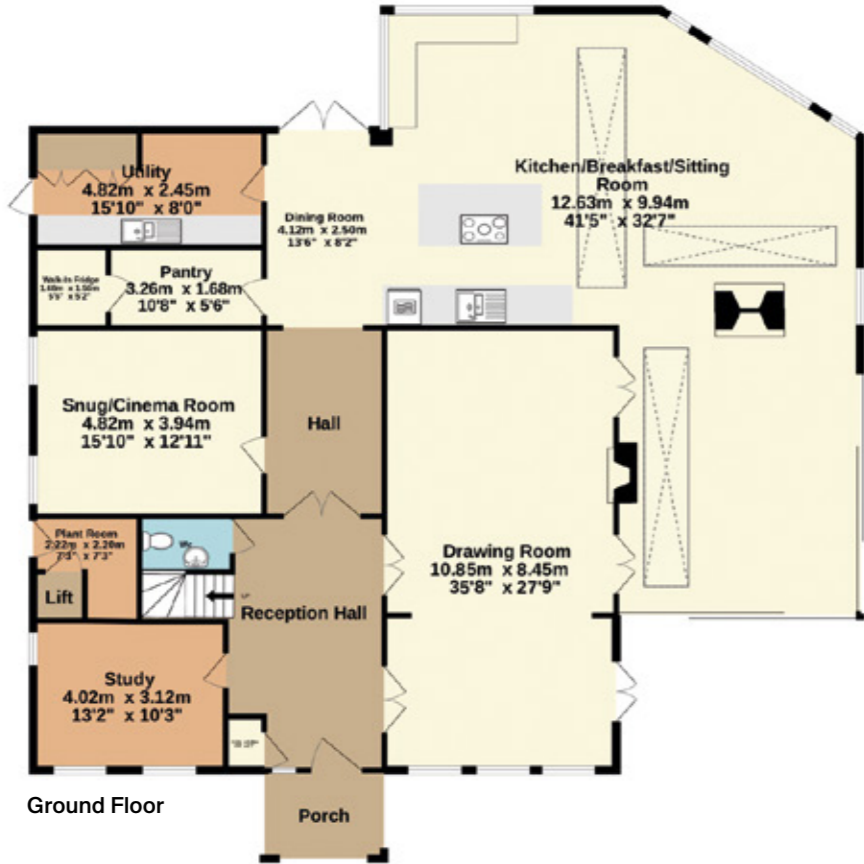
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



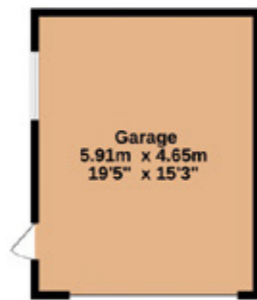
Annexe First Floor



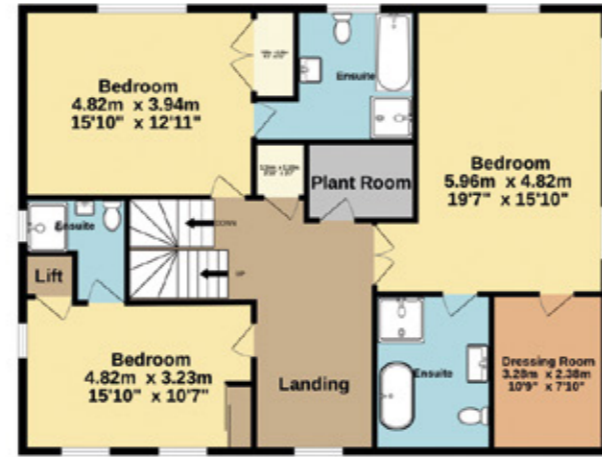
Annexe Ground Floor



Ground Floor



Garage



First Floor



Second Floor



On the first floor and looking out to the western edge of the city to open countryside beyond are three double bedrooms, each with their own, en suite bath/shower room and one has its own dressing room too.

The second floor occupies the roof space and accommodates the principal bedroom suite. This combines a very large bedroom with windows on three sides and two walk-in wardrobes, a separate, en suite dressing room and an en suite bathroom with a separate shower.





Annexe

Annexe & garden

The Laurels is approached via a shared, tarmac approach road to a substantial gravelled parking area in front of the house. On one side is a detached double garage and on the other is the self-contained, two storey annexe that has a single living room with corner kitchen area on the ground floor and a double bedroom with en suite bathroom above. The garden is wrapped around two sides of the house with the third side largely given over to the terrace, which overlooks a small lawn and the summerhouse.

The terrace extends out from the orangery, which is fitted with large sliding French windows allowing the house to be opened up in fine weather. It backs onto a terrace fringed by a stand of trees and at the front and side onto a two-level paved and gravel terrace that serves both as an outside dining area with direct access to the kitchen but is also large enough for entertaining as well.

The garden is designed to require minimal maintenance and is largely given over to a gently sloping lawn with a paved barbeque area at its highest point sheltered by a belt of trees.



Services

Mains water, electricity, drainage & gas. Gas-fired central heating.

Property information

Tenure: Freehold

Local Authority & Council Tax Band: Exeter City Council

(www.exeter.gov.uk). Tax Band G.

EPC Rating: B

Guide Price: £2,750,000

Directions (Postcode EX4 4PE)

what3words///yard.sunset.limit

From the roundabout at the northern end of Old Tiverton Road, take the exit onto Union Road heading west. Continue for just under half a mile onto Prince of Wales Road. Carry on along Prince of Wales Road for about three quarters of a mile to the end of the road, where it veers slightly left and becomes Streatham Drive. After 100 yards turn right onto Streatham Rise. The entrance to the approach road to the property will be found on the right after about 100 yards. The property is at the far end of the approach drive.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2026. Photographs dated September 2022.

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