



East of 
ESTATE AGENTS

Nurseries Close
Exton £950,000

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A rare chance to acquire a superb 4-bed detached executive bungalow in sought-after Exton, with River Exe estuary views, gated access, and landscaped gardens. Set in level grounds, this elegant home offers privacy, space, and tranquillity—perfect for buyers seeking luxury in a prime estuary village.

Large Detached Bungalow | Generous Private Plot | River Views from the gardens | Beautifully landscaped level gardens | Double garage | Four bedrooms | Kitchen/breakfast Room | Utility Room | Study/Library/sunroom | Sought after East Devon Estuary village

LOCATION

Exton is one of East Devon's most desirable and picturesque villages, idyllically situated on the east bank of the River Exe. Just six miles from Exeter city centre and two miles from the charming estuary town of Topsham, Exton offers a rare blend of rural tranquillity and exceptional connectivity. The village benefits from excellent road links and its own railway station, with regular services running between Exeter and Exmouth, making it a perfect location for commuters and those seeking convenient travel options. Exton is home to the highly regarded Puffing Billy pub, known for its welcoming atmosphere and acclaimed kitchen and dining facilities. The village is also ideally placed for families, with access to a range of quality education options including the nearby St Peter's Preparatory School, Clyst Valley Community College, and the award-winning primary schools of Woodbury Salterton and Clyst St George. With its strong sense of community, beautiful surroundings, and outstanding accessibility, Exton remains a truly exceptional place to call home.



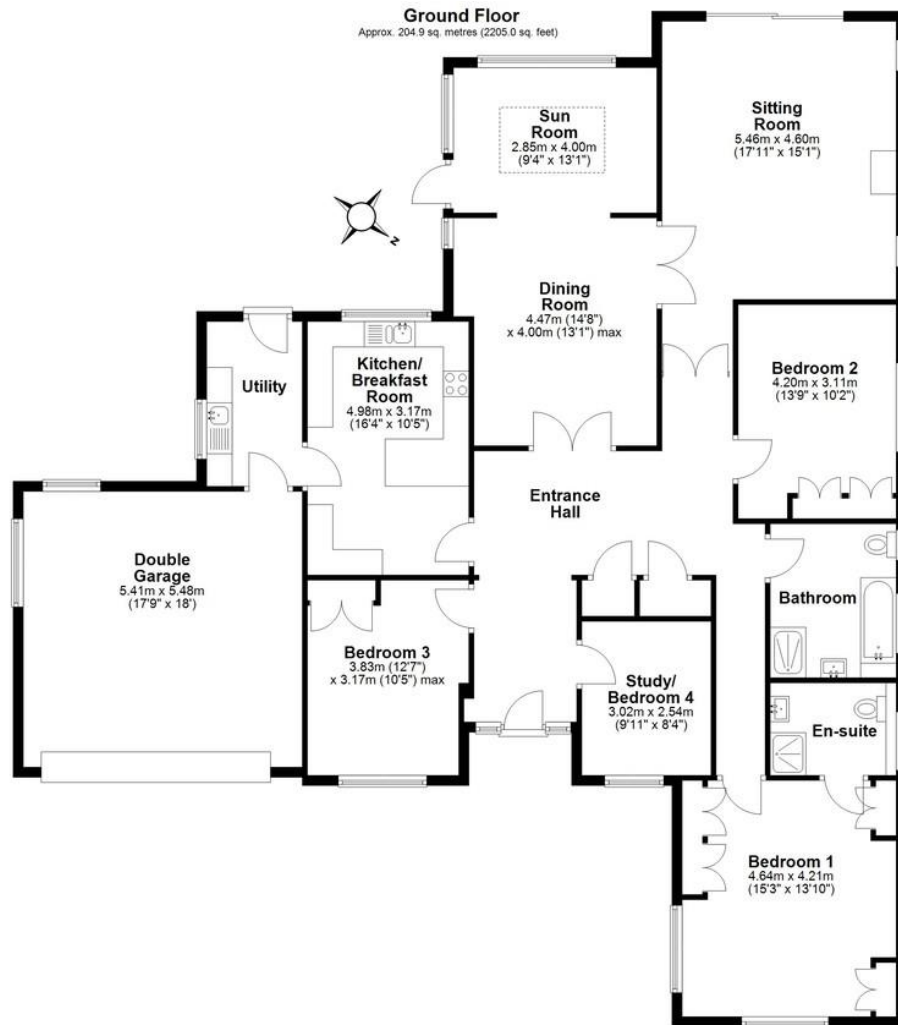
DESCRIPTION

A rare opportunity to acquire a superior four-bedroom detached executive bungalow, perfectly positioned within its own beautifully maintained level grounds in the highly sought-after and picturesque village of Exton, located on the estuary Avocet line. Boasting beautiful views of the River Exe estuary from the gardens, this exceptional home offers both privacy and elegance in a tranquil, semi-rural setting. Surrounded by beautifully designed landscaped gardens and approached via a gated entrance, the property enjoys excellent well proportioned, making it ideal for discerning buyers seeking a premium residence in one of East Devon's premium estuary villages.

ACCOMODATION

The spacious and versatile accommodation includes a welcoming large entrance hall leading to four well-proportioned bedrooms, including a generous master with en-suite facilities, and a separate family bathroom. A kitchen/dining/breakfast room, complemented by a separate utility room offering internal access to the double garage. Living space is further enhanced by a formal dining room, which has been extended to incorporate a bright and peaceful study/library area with views across the rear gardens. A separate formal sitting room provides a more private space for relaxation. The property is approached via a gated driveway offering ample off-road parking, adding both security and convenience to this impressive home.





Total area: approx. 204.9 sq. metres (2205.0 sq. feet)

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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