



One Avery Close,







# One Avery Close,

Matford, Exeter, Devon, EX2 8DW

Exeter Cathedral (3 Miles), Topsham (3 Miles)

An exceptional five-bedroom detached residence in an exclusive gated development, offering beautifully appointed living accommodation, outstanding entertaining spaces and a remarkable degree of privacy.

- Exclusive gated development of just five detached homes built 3 years ago to high standards
- Exceptional principal bedroom suite occupying the entire top floor
- Recently extended, light-filled kitchen and dining space
- Beautifully landscaped, private front and rear gardens with porcelain tiled patio areas
- Versatile detached double garage with further parking for 4 cars
- Underfloor heating to all 3 floors
- Solar PV panels with Feed-in Tariff and EV charging
- Corner plot with generous driveway parking
- Council tax band: G
- Freehold

Guide Price £962,500

## Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | [exeter@stags.co.uk](mailto:exeter@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## SITUATION

Situated within an exclusive gated development of just five detached homes, on the outskirts of Exeter, the property enjoys a private and peaceful setting whilst remaining conveniently placed for the city's wide range of amenities. Exeter offers an excellent selection of shops, restaurants, cafés and cultural attractions, together with mainline railway stations and convenient road links to the M5, A30 and surrounding Devon countryside. The property also benefits from nearby open spaces and an abundance of dog-walking opportunities along the surrounding lanes and fields.

## DESCRIPTION

Occupying an enviable corner plot, this impressive detached residence provides substantial and versatile accommodation arranged over three floors. The property has been thoughtfully enhanced and recently decorated, combining generous proportions with contemporary finishes and a range of modern features. Highlights include the extended kitchen and dining room, a separate sitting room and home office, and an exceptional principal suite occupying the entire second floor. Outside, the landscaped gardens provide attractive spaces for relaxation and entertaining, whilst the detached double garage, with its additional games and playroom accommodation, offers further flexibility for family life.

## ACCOMMODATION

The property opens into a spacious panelled entrance hall, leading to a separate sitting room with generous proportions and a dedicated home office, ideal for those working from home. The recently extended kitchen and dining room forms the heart of the house, providing a light-filled space with quartz worktops, quality fittings and ample room for family dining and entertaining. A utility room and separate boiler room provide useful additional storage and practicality.

The first floor offers four well-proportioned bedrooms, one with en-suite shower rooms, as well as with a family bathroom. The second floor is dedicated to an impressive principal bedroom suite, incorporating a spacious bedroom, large dressing room and en-suite bathroom, creating a private retreat away from the main family accommodation.

Further features include underfloor heating throughout, powered by an air source heat pump, solar photovoltaic panels with a Feed-in Tariff arrangement and an electric vehicle charging point.





## OUTSIDE

The property occupies a generous corner plot, with a landscaped front garden and an enclosed rear totally private garden designed for outdoor living and entertaining. Porcelain-tiled terraces provide attractive spaces for dining and seating, complemented by established planting and a separate side courtyard leading to a dedicated sauna area. A garden shed provides useful storage.

The detached larger than usual double garage offers exceptional versatility, with the insulated ground floor being repurposed as a spacious family playroom, with sufficient room for activities such as snooker or table tennis. Above, a substantial load-bearing first floor provides a further room, currently used as a games room. This highly adaptable additional accommodation offers considerable potential for a variety of recreational and family uses.

The driveway provides generous off-road parking for at least four additional vehicles.

## SERVICES

Utilities: Mains electric, water, and drainage.

Heating: Air Heat Source Pump with underfloor heating

Photovoltaic solar panels with a Feed-in Tariff arrangement, and an electric vehicle charging point.

Tenure: Freehold

EPC: B(90)

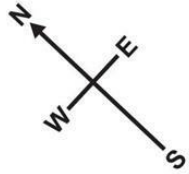
Council tax band: G

Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

## AGENTS NOTE

The vendor has advised that the communal areas, including the access road, are maintained by the management company, Winfields. The associated management charge is £85 per month.

The property also benefits from a 10-year NHBC warranty from the date of construction, with approximately seven years remaining.



Approximate Area = 2928 sq ft / 272 sq m  
Garage = 612 sq ft / 56.8 sq m  
Outbuilding = 43 sq ft / 3.9 sq m  
Total = 3583 sq ft / 332.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1537823



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 90                      | 91        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



