



CHAPEL HILL

LONGDOWN, EX6 7SN



Robert Williams

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“Many properties have a nice view but few have one anywhere near as breathtaking. It simply has to be seen”.



CHAPEL HILL

LONGDOWN, EX6 7SN

The Vista is a striking, contemporary home occupying an enviable elevated position on the edge of the sought-after village of Longdown. Set within a generous plot, the property enjoys far-reaching views across the Devon countryside towards Exeter, which forms a central feature of the design. Built to an exceptional standard, this impressive five bedroom residence combines high quality finishes with well proportioned living spaces and eco credentials, creating a home that is both stylish and highly functional.

THE PROPERTY

With the accommodation nicely spread over three floors, The Vista boasts quality finishes throughout with features including ceramic wood-effect flooring, oak staircases and doors, Siemens integrated appliances and a contemporary Stovax built-in woodburner. The ground floor accommodation is centred around a welcoming entrance hall leading to a spacious open-plan kitchen and dining area. The modern kitchen is fitted with quartz worktops and integrated appliances, and a central island with breakfast bar adds to the kitchen's functionality while creating a natural hub for everyday living. The dining area is central to the home and immediately to the rear sits a floor to ceiling bay window which offers simply breathtaking views over the valley and countryside beyond. It's the true essence of 'The Vista'.

The adjoining sitting room is equally impressive, featuring sliding doors to both the balcony and a sun terrace, along with the Stovax woodburner cleanly inset for a modern finish. Completing this level is a utility room with matching fitted units and garden access, and a cloakroom.

The upper floor provides a versatile bedroom or den with a stunning picture window, a further double bedroom, shower room and a useful study. The lower ground floor is dedicated to bedroom accommodation and includes an impressive master bedroom with en suite shower room featuring a rain shower, and double doors opening onto a terrace and the garden beyond. There are two additional bedrooms on this level, a stylish family bathroom and a plant room housing the boiler and heating controls. Additionally, a large storage area which is accessed separately could be converted to provide further accommodation.





OUTSIDE

Externally, the property is approached through a secure gated entrance with sliding electric vehicle gate, leading to a paved driveway providing ample parking and access to a detached double garage. A large sun terrace to the side of the house is ideal for alfresco dining, while the rear and side gardens have been landscaped to provide a level lawn, growing areas, various seating areas and a charming pond.



ECO CREDENTIALS

Built in 2018, the home utilises modern construction standards and benefits from air source heat pump, under floor heating and solar panels; making it economical to run, with an EPC rating of 'B'.

LOCATION

The Vista occupies a delightful setting in the popular village of Longdown, surrounded by open countryside and close to Dartmoor National Park, yet just 3½ miles from Exeter. The village offers a strong sense of community with a village hall, while Exeter provides an excellent range of shopping, dining, cultural attractions and highly regarded schools, as well as the university. Transport connections are excellent, with easy access to the M5, direct rail services to London Paddington in just over two hours, and an international airport offering domestic and overseas flights, including to London City Airport.



5  bedrooms 3  bathrooms
2  receptions 4  car spaces

Local Authority: Teignbridge Council

Council Tax Band: G

Tenure: Freehold

Heating: Air Source Heating

Services: Mains water and private drainage

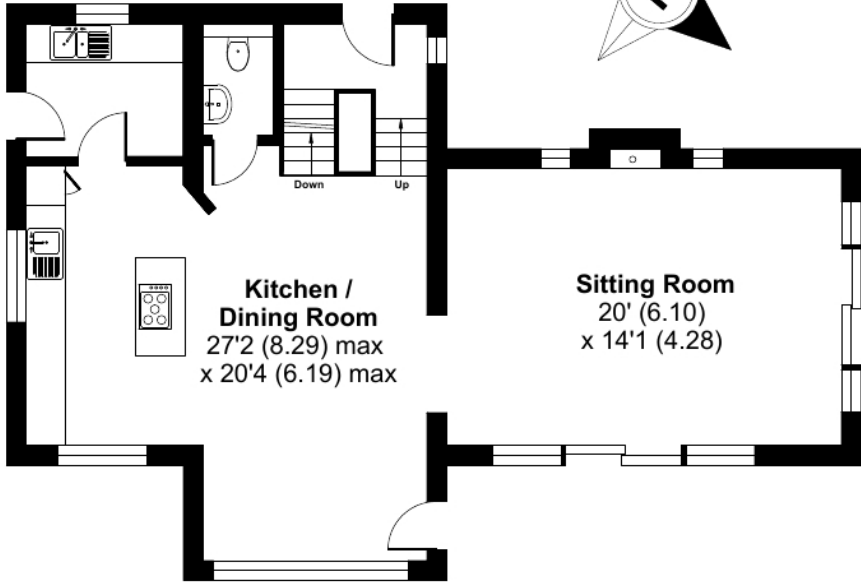
Energy Efficiency Rating: B



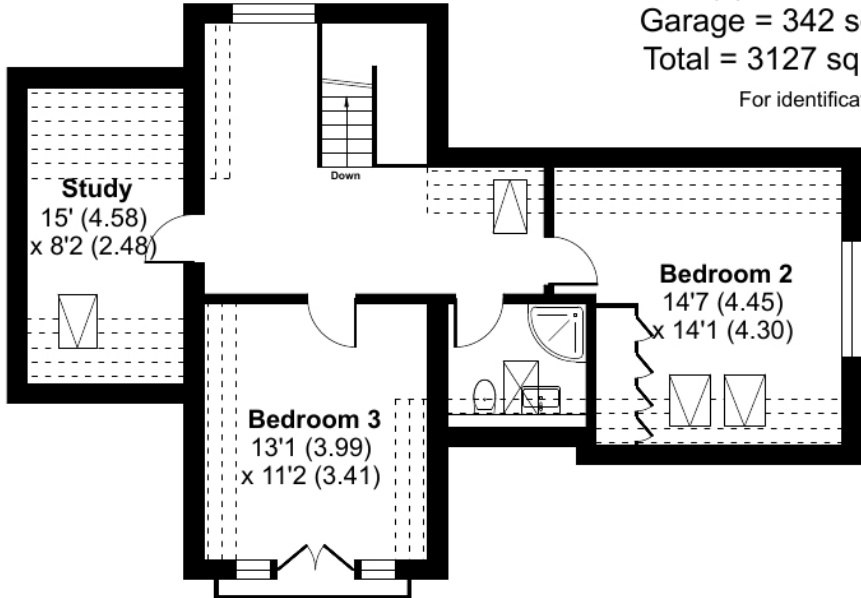


Longdown, Exeter, EX6

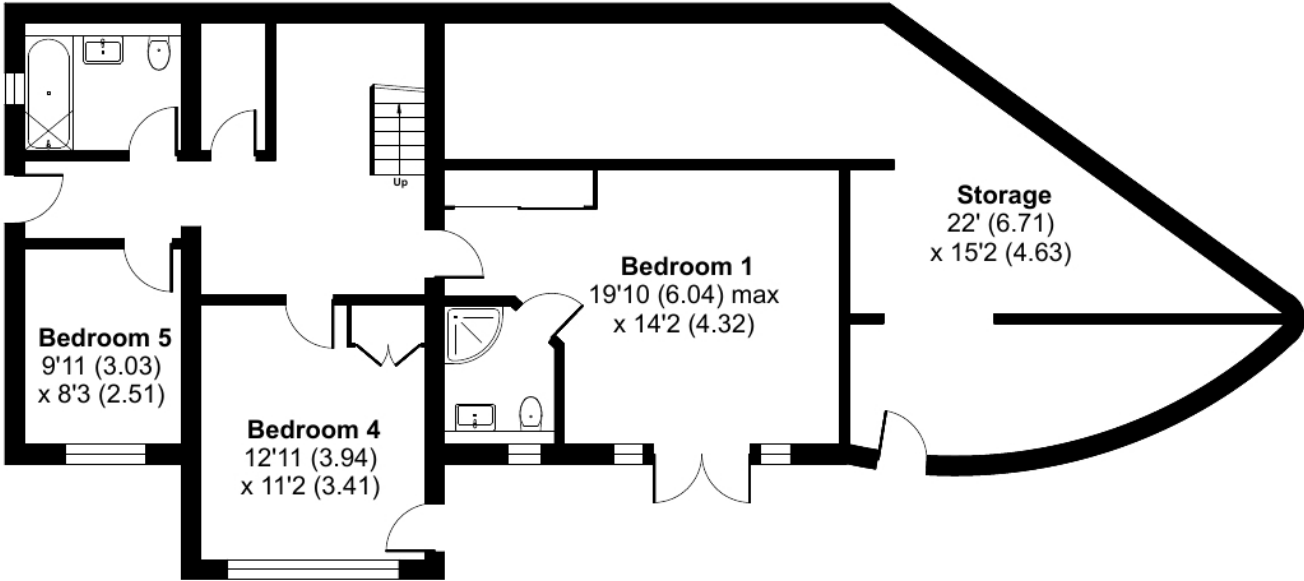
Approximate Area = 2582 sq ft / 239.8 sq m (exclude void)
 Limited Use Area(s) = 203 sq ft / 18.8 sq m
 Garage = 342 sq ft / 31.7 sq m
 Total = 3127 sq ft / 290.3 sq m
 For identification only - Not to scale



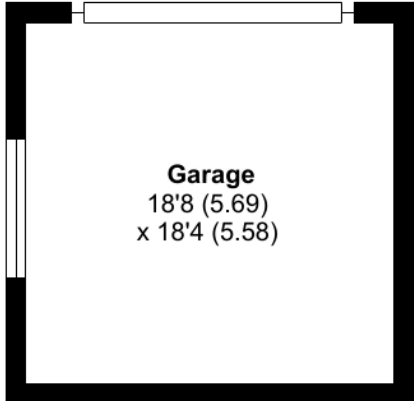
GROUND FLOOR



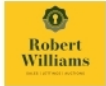
FIRST FLOOR



LOWER GROUND FLOOR



GARAGE





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Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG

Tel: 01392 204800 • sales@robertwilliams.co.uk • robertwilliams.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.