Redhills

STAGS

Redhills, Exmouth Road

Exton, Exeter, Devon, EX3 0PQ

Exton train station (0.8 miles), M5 junction (2.9 miles), Exeter city centre (6.1 miles)

A substantial period family home on the market for the first time in over 30 years enjoying beautiful views along the Exe estuary and across to the Haldon Hills.

- Highly desirable estuary village
- Beautiful views along the Exe estuary
- 3 reception rooms
- Large double garage
- Council tax band: F
- No onward chain
- Ample parking
- 4 bedrooms
- Approximately 0.4 acres
- Freehold

Guide Price £895,000

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SITUATION

Exton sits on the eastern side of the River Exe Estuary, around six miles from the cathedral city of Exeter, with its extensive range of services and five miles from the coastal town of Exmouth, known for its long, sandy beach. Considered a particularly desirable place to live, Exton benefits from its own train station, offering convenient access to both Exeter and Exmouth, the beautiful estuary cycle path and has a petrol station with well stocked convenience store. The Puffing Billy gastro pub is within easy walking distance and the M5, A38, and A30 are all readily accessible and a half-hourly bus service connects the village with Exeter and Exmouth.

ACCOMMODATION

Redhills is a substantial family home on the market for the first time in 32 years as a result of the current owners relocating and is accessed over a private driveway from the A376 through electric gates. Believed to have been by a local builder in the 1930s, the house sits in a good sized plot of around 0.4 acres with a South facing aspect making the most of the stunning sunsets and views to the Exe estuary and surrounding area. The adjacent Exton service station is believed to have originally been part of of the garden at Redhills and was sold to a local couple in the 1960s. The original house was extended and almost doubled in size in 2006 by the current owners to create a fantastic family home of around 2700 sq ft with extensive parking and a substantial double garage attached to the house.

The front door opens into a hallway and leads to the sitting room, another external door to the rear of the house and to a useful ground floor shower room which includes a wash hand basin and toilet. The sitting room is a substantial room with paved hearth and wood burner, French doors lead to the garden and one wall of the floor to ceiling windows give views over the garden beyond to the hills of Powderham Estate and open farm land towards Exeter Cathedral.

Further along the hall, the kitchen, which is ready for modernisation is large enough for a breakfast table, is fitted with a number of cupboards and has windows overlooking the front and side. A door from the rear hallway leads into the dining room with a bay window and fitted seat overlooking the garden with views towards the Haldon Hills and (subject to the usual consents) it is possible to combine the dining room and kitchen into one large family space. Another door from the rear hall leads to a sitting room with wood burner and French doors open in a garden room with access into the garden or into the rear hall.

On the first floor are two landings with 4 bedrooms to the front and rear and a useful study area with Velux window. The two bedrooms to the rear have lovely views of the Exe estuary, there is a bedroom with ensuite and a fabulous master bedroom with views towards Exeter and Haldon Hill, an ensuite shower room and a room currently used as an office that could be used as a dressing room.

OUTSIDE

Approximately 0.4 acres, the wrap around garden has areas laid out to lawn with mature plants, shrubs and trees. A previous swimming pool at the rear has been adapted into an attractive sunken garden and paths adjacent to the house have been paved along with the driveway. Beautiful panoramic views from the rear of the house can be enjoyed along the Exe estuary and Haldon Hills beyond, there is a small greenhouse and log storage.

SERVICES

Current council tax band: F
Utilities: Mains gas, water and electricity
Drainage: Mains
Heating: Gas central heating and two wood burners
Tenure: Freehold
Standard, Superfast and ultrafast broadband available.
O2, Three, EE and Vodafone mobile networks available (Ofcom).

DIRECTIONS

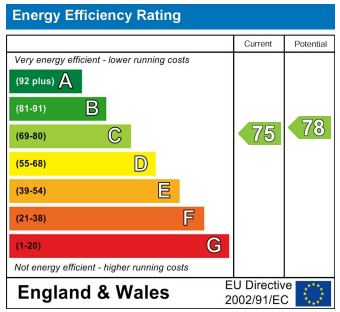
What Three Words: ///overgrown.pushover.equipping

AGENTS NOTE

The vendor advises there is a covenant allowing only one dwelling house on the plot and not to carry out any commercial business.

Approximate Area = 2759 sq ft / 256.3 sq m
Garage = 394 sq ft / 36.6 sq m
Total = 3153 sq ft / 292.9 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: 1478109



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