



East of **E**
ESTATE AGENTS

East &
West of **E**

Matford Road
St Leonards £1,750,000

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An exceptional detached residence on the highly sought-after Matford Road in St Leonards, close to Magdalen Road and excellent private schools. Extended to provide a stunning vaulted kitchen/living/dining space with bespoke finishes and bi-fold doors to a decked terrace. Offering 3/4 reception rooms, 4/5 bedrooms including a self-contained annex suite, 3 bathrooms, garage and private level gardens. A superb family home offered with no onward chain.

Prestigious St Leonards location | Stunning vaulted kitchen extension | Bi-fold doors to terrace | Flexible annex accommodation | Four/five generous bedrooms | Three/four reception rooms | Private level enclosed garden | Large garage with roller door | Near Magdalen Road amenities | No onward chain

DESCRIPTION

An exceptional detached residence situated on the highly sought-after Matford Road in the prestigious Exeter suburb of St Leonards, offering spacious and versatile accommodation ideal for modern family living. Perfectly positioned within close proximity to the renowned independent shops, cafés, wine bars and restaurants of Magdalen Road, the property is also conveniently located for some of Exeter's most highly regarded private schools, including The Maynard School and Exeter School.

This impressive home has been significantly extended and thoughtfully enhanced to create a stunning contemporary kitchen/living/dining space with underfloor heating, undoubtedly the heart of the home. Beautifully designed with bespoke finishes, vaulted ceilings and two sets of bi-folding doors opening onto a decked dining terrace, this exceptional space provides seamless indoor and outdoor living and is perfectly suited to both entertaining and everyday family life.

The versatile accommodation further comprises three/four elegant reception rooms and four/five bedrooms, including a superb ground floor annex suite featuring its own reception room, bathroom and private entrance, ideal for multi-generational living, guests or those seeking home income potential. In addition, there are two further bathrooms, an impressive reception hall and a ground floor cloakroom/WC.

Outside, the property enjoys a good-sized level garden with decked and patio seating areas, a level area of lawn and a wonderful selection of mature shrubs and trees providing a high degree of privacy and seclusion. A large garage with



remote-controlled roller door and plumbing for a washing machine completes the accommodation. Offered to the market with no onward chain, this is a rare opportunity to acquire a substantial and beautifully appointed family home in one of Exeter's most desirable residential locations.

LOCATION

Situated within the highly desirable St Leonards area of Exeter, Matford Road is widely regarded as one of the city's most prestigious and sought-after residential locations. The area is particularly favored for its attractive tree-lined roads, elegant period homes and close proximity to Exeter's vibrant city centre, whilst retaining a strong sense of community and tranquility.

Just a short walk away is the renowned Magdalen Road, one of Exeter's most popular independent shopping destinations, offering an excellent selection of boutique cafés, artisan bakeries, delicatessens, wine bars, restaurants and independent retailers. The area has developed an enviable reputation for its relaxed village-style atmosphere combined with an excellent choice of amenities, making it especially popular with families and professionals alike.

St Leonards is also exceptionally well placed for access to some of Exeter's most highly regarded schools, including The Maynard School, Exeter School and St Leonards Primary School, all of which contribute to the area's enduring popularity. Exeter city centre, the historic quayside and Exeter St David's railway station are all easily accessible, whilst the nearby A30 and M5 provide excellent transport links further afield.

The area also benefits from an abundance of nearby green spaces, riverside walks and leisure facilities, perfectly complementing the vibrant lifestyle offered by this prime Exeter location.

AGENT NOTES

Tenure: Freehold

Council Tax Band: F

Council: Exeter City Council

Parking: Off road parking

Garden: Rear Garden

Electricity: Mains

Gas: Mains

Heating: Gas Central Heating

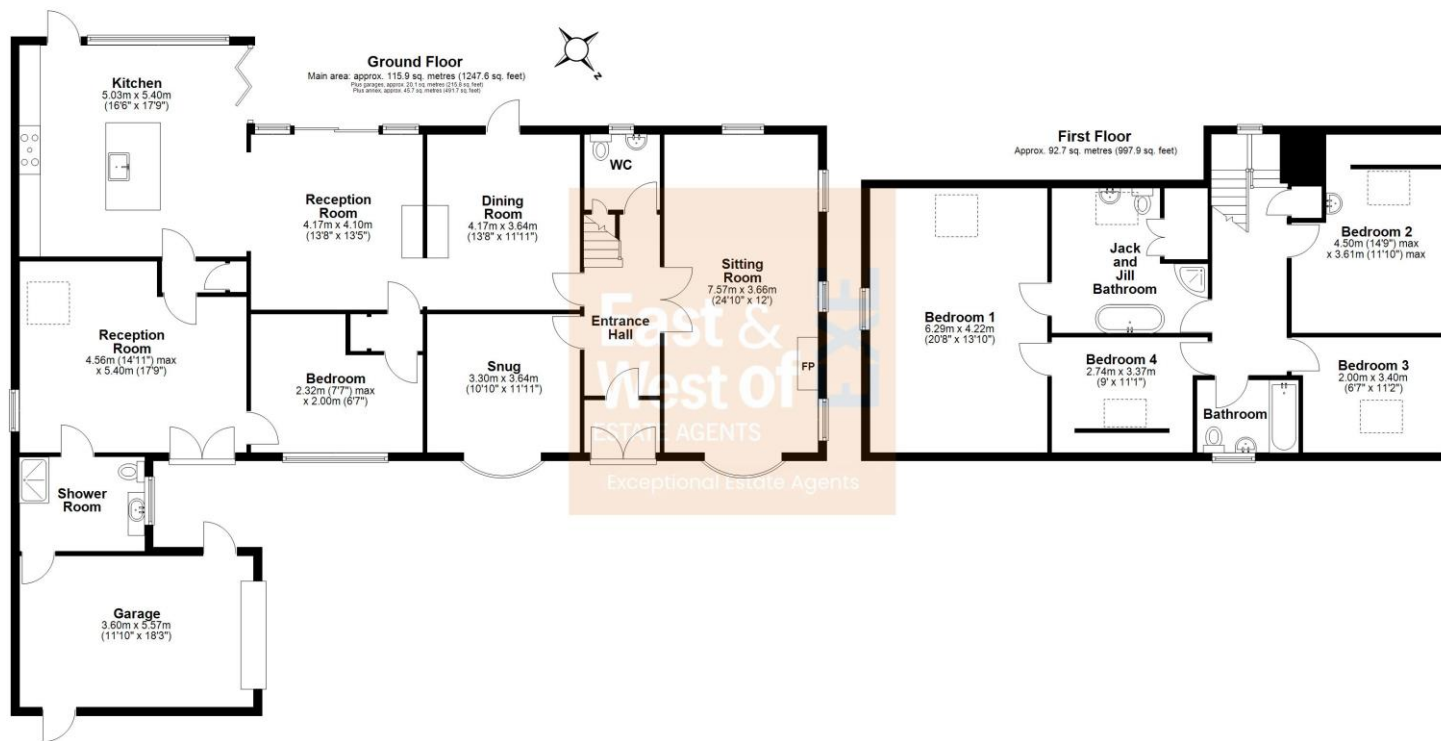
Water supply: Mains

Sewerage: Public Sewer

Broadband: Full Fiber Up to 1600* Mbps download speed/ Up to 115* Mbps upload speed

Mobile Signal: Several networks currently showing as available at the property including EE & 3.





Main area: Approx. 208.6 sq. metres (2245.4 sq. feet)
Plus garage: approx. 20.1 sq. metres (215.8 sq. feet)
Plus annex: approx. 45.7 sq. metres (491.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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