



3 THE LYNDONS

Exeter, Devon



A LUXURIOUS AND SPACIOUS, REFURBISHED, CONTEMPORARY HOUSE WITHIN A QUIET, EXCLUSIVE, GATED DEVELOPMENT IN THE HEART OF ST LEONARDS

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Kitchen/sitting room | Dining room | Utility room

First Floor: Principal bedroom/bathroom/dressing room suite | Guest bedroom/shower room suite | Two further bedrooms and bathroom

Second Floor: Sitting/cinema room | Roof terrace | Studio/office | Cloakroom/shower room

Outside: Parking for two cars | Garage | Garden and terrace

Distances: Exeter City Centre 1 mile, St David's Station 2 miles, M5 (Junction 30) 3.5 miles, Exeter Airport 5 miles
(All distances are approximate)

Guide price: £1,750,000

SITUATION

Lyndhurst Road is one of the premier residential streets in Exeter, in the heart of St Leonard's, Exeter's most prestigious and popular residential area, known for its quiet tree lined roads and avenues fronted by elegant Georgian villas and Victorian and Edwardian town houses, yet on the doorstep of the city centre.

Nearby is the Magdalen Road 'village' shopping parade with independent shops, delicatessen, butcher, fishmonger, bakeries and pub and, close by, is a Waitrose store.

The thriving city centre is an easy walk away with Princesshay shopping centre, John Lewis department store, museum, restaurants, and the cathedral and beautiful Cathedral Green, surrounded by historic buildings. Nearby is the Royal Devon and Exeter Hospital and also, within walking distance, is historic Exeter Quay with waterside walks, shopping, dining and leisure activities.

There is a good choice of both state and private schools, including St Leonard's Primary, Exeter School, The Maynard School for girls and Exeter College. Also the city is home to one of the UK's top universities.

There is an excellent range of cultural, leisure and sporting facilities with theatres, cinemas, Exeter Golf and Country Club, David Lloyd Club at Sandy Park, home to Exeter Chiefs rugby and Exeter City F.C.

There is easy access to the M5 motorway at Junction 30, stations with mainline connections to London (Paddington and Waterloo) and an airport with both domestic and international flights.

Near to the city is the beautiful River Exe Estuary, with its wildlife, pretty bankside towns and villages, walking, cycling, sailing and other watersports. Further afield is the stunning South and East Devon coast with its beaches, estuaries and sailing opportunities and Dartmoor National Park, renowned for its spectacular scenery.





THE PROPERTY

The Lyndons is an exclusive gated development of five contemporary, architecturally attractive homes off Lyndhurst Road, being one of Exeter's most desired addresses.

The house has been extensively improved by the current owners and affords luxurious, spacious, stylish, beautifully presented and versatile family accommodation on three floors with high quality fixtures and fittings throughout, incorporating its stunning south-facing roof terrace, in a peaceful and private city location.

The impressive, partly galleried, entrance hall with modern staircase rising immediately provides space and light and the open plan kitchen/sitting room is at the heart of the house, providing a delightful family room, including the fully fitted kitchen with high quality appliances with multiple ovens, steam and vacuum oven, induction hob, gas wok burner and teppanyaki plate with marble worktops and splashbacks. There is also a central island with breakfast bar, central extractor, coffee station and multi temperature wine fridge. Both the kitchen/sitting room and the dining room have bi-fold doors opening to the walled garden and terrace for seamless indoor/outdoor living.

During the refurbishment carried out by the current owner, planning consent was obtained for creation of an additional garden room extending from the kitchen and also extension of the first floor.

Off the spacious and light first floor landing is the principal suite with large bedroom, dressing room and bathroom with both bath and shower. Also on this floor are the guest suite and two further bedrooms and bathroom.

The top floor consists of a luxurious entertainment suite with spacious sitting/cinema room including dumbwaiter down to the kitchen, office/studio, cloakroom/shower room and, from the sitting/cinema room, bi-fold doors open to the large roof terrace.





To the front of the house is parking for two vehicles and access to the integral garage. To the rear bi-fold doors from the kitchen/sitting room and dining room open to a broad paved terrace and the enclosed, lawned garden.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains gas, electricity, water and drainage. Underfloor heating to the ground floor. EV charging point. Google Nest Front Doorbell.

Local Authority: Exeter City Council: 01392 277888

EPC: B

Council Tax: Band G

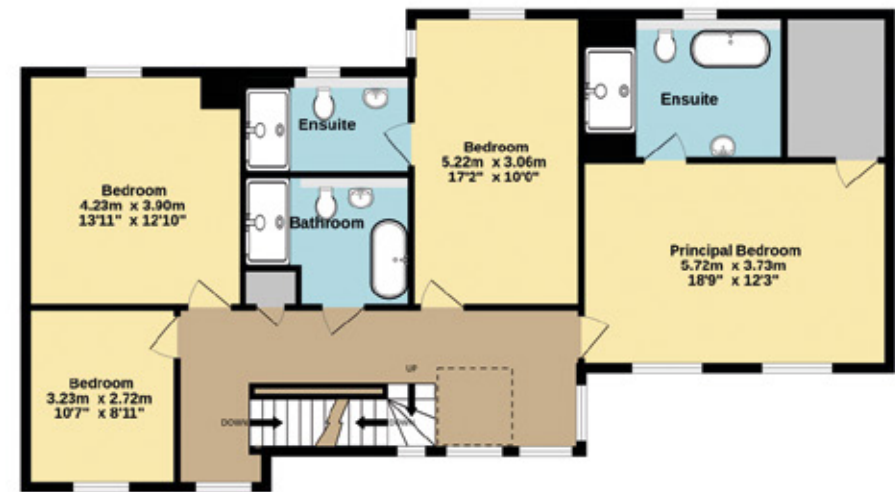
Directions: EX2 4PT



Ground Floor
113.8 sq.m. (1225 sq.ft.) approx.



1st Floor
115.5 sq.m. (1243 sq.ft.) approx.



2nd Floor
59.2 sq.m. (637 sq.ft.) approx.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Approximate Gross Internal Area
288.5 sq.m. (3105 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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