



East of   
ESTATE AGENTS

East & West of XE

Globe Hill

Woodbury OIEO £750,000

# Globe Hill

## Woodbury OIEO £750,000

A beautifully presented double bay-fronted 1930s detached home in the heart of Woodbury. Offering four double bedrooms, including a principal en-suite, three reception rooms and a stunning extended kitchen/dining/family room. Set within secluded wrap-around gardens with extensive parking, garage, utility room and a newly added BBQ hut. An exceptional family home in this highly sought-after East Devon village.

Attractive double bay-fronted 1930s detached residence | Prime position in the heart of Woodbury village | Four generous double bedrooms | Principal bedroom with en-suite shower room | Three versatile reception rooms | Stunning open-plan kitchen/dining/family room extension | Ground floor WC and separate utility room | Family bathroom serving remaining bedrooms | Extensive driveway parking and integral garage | Private wrap-around gardens with newly added BBQ hut

### DESCRIPTION

Occupying a delightful secluded plot within the highly sought-after East Devon village of Woodbury, this handsome double bay-fronted 1930s detached residence offers an exceptional blend of period character, generous proportions and contemporary family living.

Beautifully presented throughout, the property has been thoughtfully extended and improved to create a superb family home extending to almost 2,000 sq ft of accommodation. At its heart lies a stunning open-plan kitchen/dining/family room, providing a wonderful sociable space for everyday living and entertaining, with direct access to the surrounding gardens. Complementing this impressive room are two further reception rooms, including an elegant bay-fronted sitting room and a formal dining room, offering flexibility for both family life and more formal occasions.

The welcoming entrance hall gives access to a ground floor cloakroom/WC, while a useful utility room and integral garage provide excellent practicality.

On the first floor, four generous double bedrooms are arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property enjoys a particularly attractive setting, nestled within its own mature and private south facing wrap-around gardens. The level lawns provide an ideal environment for children and families, whilst extensive driveway parking caters comfortably for multiple vehicles with additional grassed area and vegetable beds. A wonderful addition to the garden is the newly erected BBQ hut, creating a unique and inviting space for year-



East & West of EXE  
ESTATE AGENTS  
Residential Estate Agents

East & West of EXE  
ESTATE AGENTS  
Residential Estate Agents

East & West of EXE  
ESTATE AGENTS  
Residential Estate Agents

round entertaining with family and friends. Combining timeless 1930s architecture with modern family-focused living, this outstanding home occupies a prime position within one of East Devon's most desirable village communities. Woodbury offers an excellent range of local amenities, a strong sense of community, and convenient access to Exeter, the Jurassic Coast and excellent transport links, making this a truly rare opportunity to acquire an exceptional family residence in a coveted village setting.

### LOCATION

Woodbury is one of East Devon's most desirable villages, renowned for its strong sense of community, excellent local amenities and convenient access to both the coast and the city of Exeter. Nestled on the edge of the beautiful East Devon countryside, the village offers a thriving community atmosphere with a range of everyday facilities including a village store, post office, pubs, primary school, church and doctors' surgery.

The surrounding area provides superb opportunities for outdoor recreation, with the nearby Woodbury Common and East Devon Pebblebed Heaths offering miles of scenic walking, cycling and riding routes. The picturesque Exe Estuary and the stunning Jurassic Coast are also within easy reach.

Despite its tranquil village setting, Woodbury is exceptionally well connected. Exeter city centre is approximately seven miles away, providing an extensive range of shopping, dining, cultural and educational facilities. Excellent transport links include easy access to the M5, A30 and A38, together with rail services from Exeter and international flights from Exeter Airport. Combining the charm of village life with outstanding accessibility, Woodbury continues to be one of East Devon's most sought-after residential locations.

### AGENT NOTES

To the best of the Vendors knowledge, they have advised the following:-

Tenure: Freehold

Council Tax Band: G

Council: East Devon District Council

Parking: Parking for multiple vehicles

Garden: Private wrap-around gardens

Electricity: Mains

Gas: Mains

Heating: Gas central heating

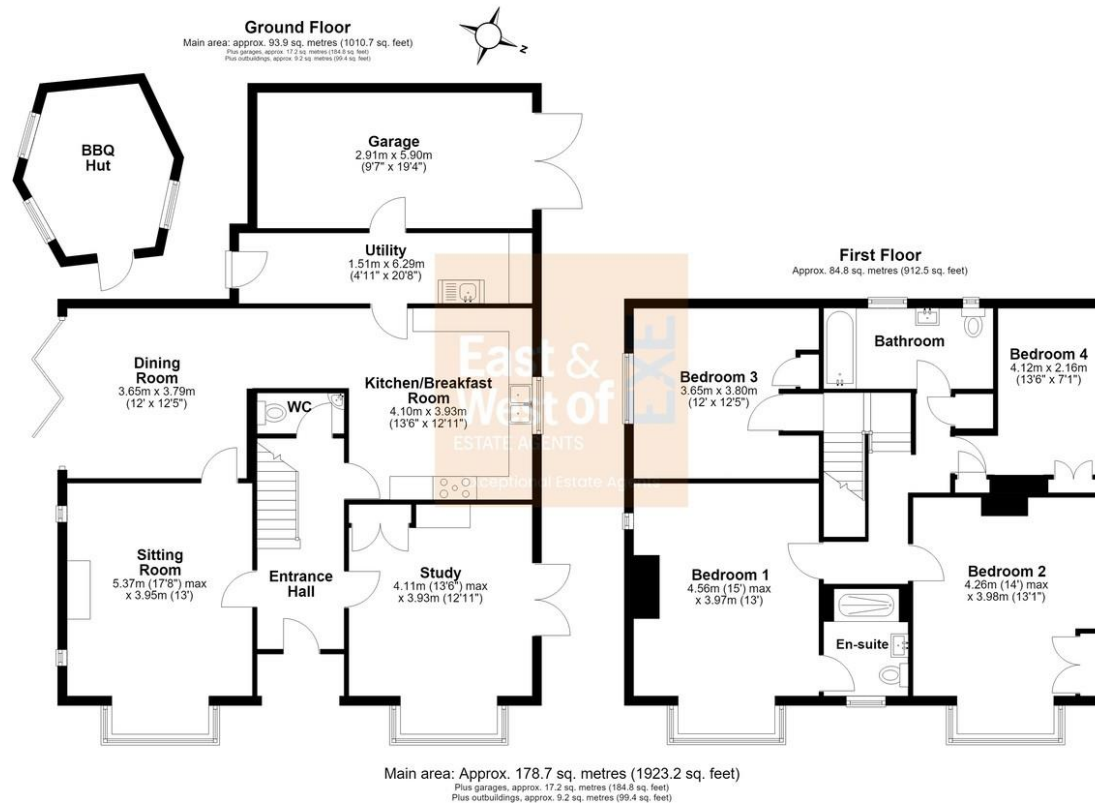
Water supply: Mains

Sewerage: Public

Broadband: Fibre To The Cabinet With up to 76mbps download and 15mbps upload

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



**EXETER OFFICE**  
18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**EAST DEVON OFFICE**  
61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk