Knight Frank

9 VICTORIA PARK ROAD

St Leonard's, Exeter, Devon

AN ELEGANT AND STYLISHLY PRESENTED SEMI-DETACHED GRADE II LISTED TOWNHOUSE

With walled garden, of considerable character and charm, in the heart of St Leonard's.

Summary of accommodation

Ground Floor: Reception hall | Cloakroom | Sitting room | Open plan kitchen/family/dining/garden room

Lower Ground Floor: Study | Snug | Wine cellar | Utility room | Boiler room

First Floor: Principal bedroom/bathroom suite | Two further bedrooms

Second Floor: Three bedrooms | Shower room

Outside: Garage/workshop | Parking | Front garden | Terrace and walled rear garden

Distances: Exeter City Centre 1 mile, St David's Station 2 miles, M5 (Junction 30) 2.5 miles, Exeter Airport 5 miles
(All distances are approximate)

SITUATION

Victoria Park Road, lined by beautiful town houses and Exeter School and its playing fields, is one of the most exclusive roads in the heart of St Leonard's, which is 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 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, a wide selection of cafés, restaurants and pubs, and the magnificent cathedral and 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 School, Exeter School, Maynard School for girls and Exeter College. The city is also 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 Centre, Exeter Chiefs rugby and Exeter City FC.

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

Near to the city is the beautiful River Exe Estuary with its wildlife, cycling and walking trails and pretty bankside villages and towns, the stunning South and East Devon coastline with its beaches, estuaries and sailing opportunities, and Dartmoor National Park, famous for its spectacular scenery.

THE PROPERTY

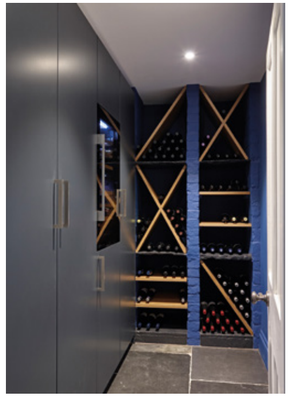
Number 9 is one of the Italianate stuccoed 19th century villas along Victoria Park Road and is a most elegant semi detached townhouse of classic proportions, with its sash windows and high ceilinged spacious rooms typical of the architectural period, and retaining many of its period features.

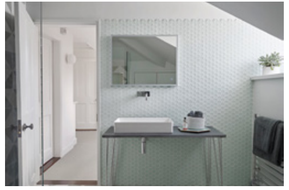
The house has been meticulously and stylishly renovated and improved with high-quality contemporary fittings throughout and is immaculately presented, thus combining period character and charm with the comforts of modern living. Renovation works included a rear extension, internal modifications and a complete renovation undertaken in 2019.

There is parking space for two cars on the driveway in front of the garage, and a paved path leads alongside the small front garden to steps up to the front door, which opens via an entrance porch into the reception hall with dado rail and decorative ceiling mould. From here, doors open to the elegant sitting room at the front of the house with attractive fireplace with ornate surround and decorative cornicing, and to the lovely, light and spacious open-plan kitchen/family/dining/garden room to the rear, which features glazed roof panels providing additional natural light.

There is a most stylish contemporary fully fitted kitchen with island and breakfast bar, and adjoining the dining and sitting area is the garden room with large glazed sliding doors opening to the raised terrace and garden.

Stairs descend from the hall to the lower ground floor with study, snug, utility room and wine cellar with fitted wine bins. From the reception hall the elegant staircase rises to the first floor with the principal bedroom/ bathroom suite and two further bedrooms. The stairs continue up to the second floor with three more bedrooms and a shower room.





Approximate Gross Internal Area
349.4 sq.m. (3761 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.

From the garden room, glazed sliding doors open to the raised terrace, providing a lovely outdoor sitting/dining area, with a flight of steps down to the delightful walled garden on the west side of the house, with level lawn fringed by plant borders. From the garden, a further set of steps leads down to the basement level, giving access to the rear door and the boiler room. There is also access from the garage into the rear garden.

PROPERTY INFORMATION

Tenure: Freehold

Services: The property is connected to mains services, including electricity, water, gas and drainage. Heating is mains-fed via a gas boiler.

Local Authority: Exeter City Council: 01392 277888

Council Tax: Band G

EPC: D (67)

Directions: EX2 4NT | **What3words:** ///unable.length.scouts

I would be delighted to tell you more.

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