



Lexden, Hartley Avenue, Plymouth
£1,200,000



Lexden, Hartley Avenue

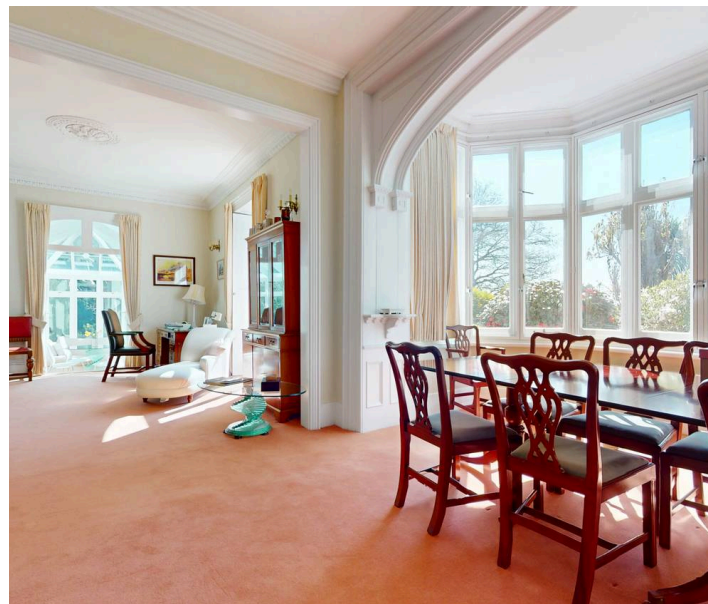
Plymouth, Plymouth

Stunning 7-bedroom Victorian house in prestigious Mannamead. Elegant living space, Delightful walled garden, annexe with rooftop terrace. Ideal location with easy access to amenities and transport links. Perfect blend of modern luxury and timeless charm. Must-see property.

Council Tax band: TBD

Tenure: Freehold

- A large detached Victorian House house set within a walled mature garden in Mannamead
- The property offers 5 large bedrooms
- A large open plan living room with access to a generous, sunny and bright Conservatory
- Plus a further Study, Kitchen Utility Room and Breakfast Room
- A further two bedroom annexe with accommodation arranged over two floors which benefits from an attractive roof terrace.
- A long gated driveway with ample covered parking and a useful store room and workshop
- The property is graciously set within a large walled garden which is beautifully stocked, with multiple terrace areas and wonderful heritage Greenhouse - perfect for al fresco dining
- A private Gateway provides access to the neighbouring Mannamead Lawn Tennis Club



Lexden, Hartley Avenue

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Lexden, a large Victorian house offers a total of 7-bedrooms and is located within the prestigious Mannamead area. Set within the tranquillity of a walled mature garden, this property exudes elegance and grandeur from the moment you arrive.

Step inside this magnificent residence to discover 5 generously sized bedrooms, offering luxurious comfort and ample space for the whole family. The open plan living room is a true highlight, boasting abundant natural light and seamless access to a sunlit conservatory, ideal for soaking up the warmth of the day.

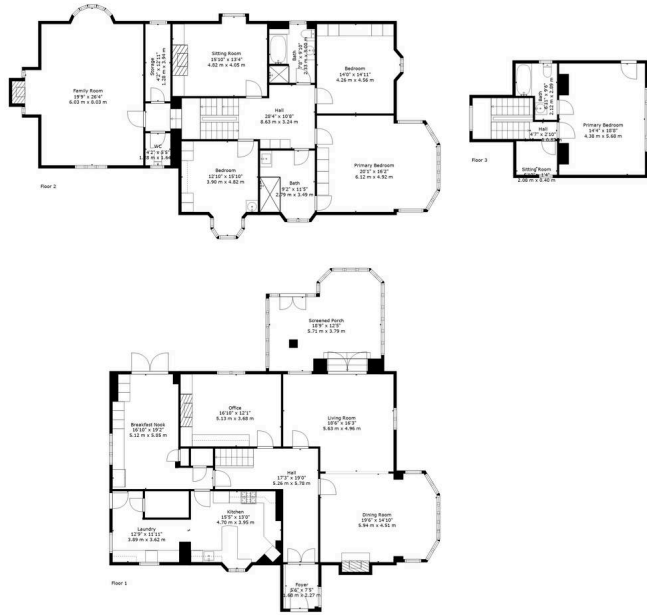
The property further impresses with a large study, a well-appointed kitchen, a convenient utility room, and a charming breakfast room with terrace - providing a versatile living space that caters to every need.

In addition to the main house, an extremely useful two-bedroom annexe is offered, arranged over two floors and featuring a rooftop terrace with picturesque views, perfect for unwinding and enjoying moments of tranquillity.

As you approach the property, a long gated driveway welcomes you, a separate set of gates providing additional security, leading to ample covered parking, a useful store room, and a workshop, ensuring convenience and practicality for your every-day needs.

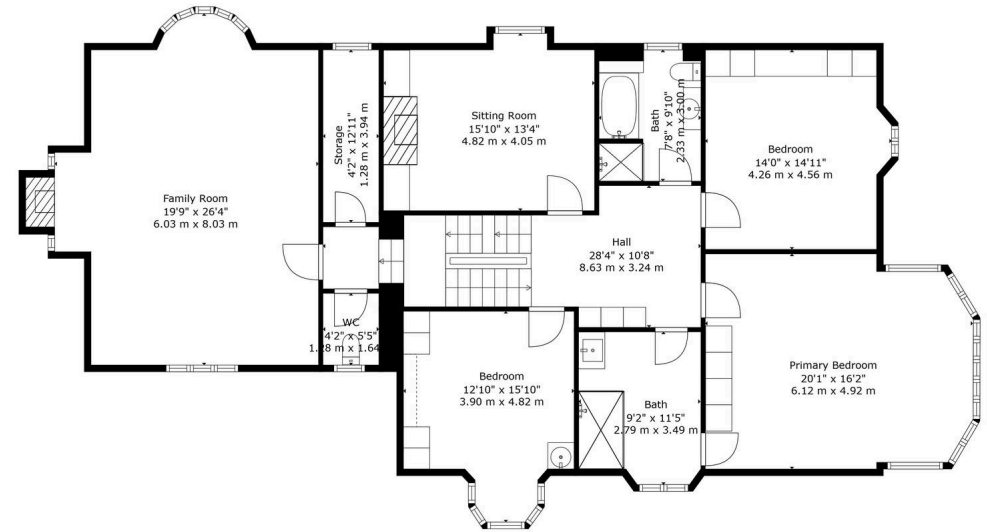
The large walled garden enveloping the property is





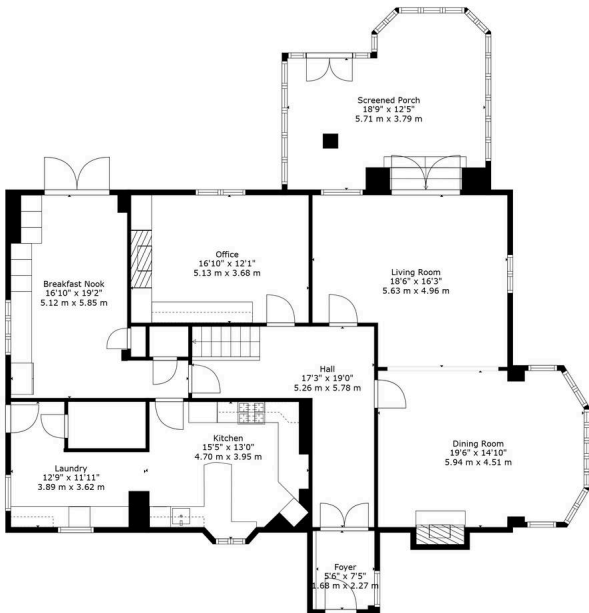
TOTAL: 3803 sq. ft, 353 m2
 FLOOR 1: 1619 sq. ft, 150 m2, FLOOR 2: 1777 sq. ft, 165 m2, FLOOR 3: 407 sq. ft, 38 m2
 EXCLUDED AREAS: SCREENED PORCH: 273 sq. ft, 25 m2, FIREPLACE: 19 sq. ft, 2 m2, STORAGE: 54 sq. ft, 5 m2,
 LOW CEILING: 45 sq. ft, 5 m2

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



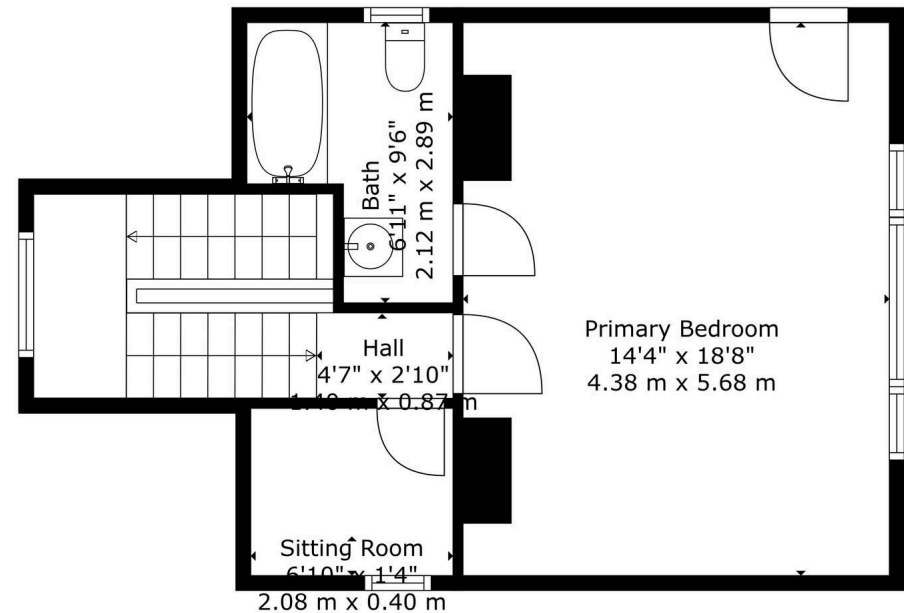
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