

# Huxham View

Church Hill, Exeter











# Huxham View

Church Hill, Exeter EX4 9JJ

An impressive architect designed  
6 bedroom residence with outstanding views  
close to Exeter city centre.

St James Park Station 3 miles, Exeter Central Station 3.7 miles, Exeter International Airport 4 miles  
Exeter St Davids Station 4 miles, Exeter St Thomas Station 4.1 miles, Exmouth Town 10.0 miles  
(All distances quotes are approximate)

## Amenities

6 en suite bedrooms | Cloakroom

Entrance hall | Kitchen | Family room | Lounge area | Store room | Sitting room | Utility room

Fitness suite | Snug | Study | Games/cinema room

Off-road parking | Double garage

6 person hot tub plus separate sports swim spa with swim jets, including electric telescopic lid | Outside cinema

Self-contained 2-bedroom annexe with sun terrace

## Exeter

19 Southernhay East, Exeter  
EX1 1QD

Tel: 01392 423111  
louise.glanville@knightfrank.com



[knightfrank.co.uk](http://knightfrank.co.uk)

## Country Department

55 Baker Street  
London, W1U 8AN

Tel: +44 20 7861 1717  
hamish.humfrey@knightfrank.com

## Situation

Known for its striking cathedral, Exeter is well served by a range of popular restaurants, cafés and independent shops in the well-known Princesshay and Historic Quayside locations.

The Area of Outstanding Natural Beauty is afforded scenic views all around with a wealth of leisure activities to take advantage of such as horse riding, sailing, hiking the 250-million-year old Jurassic Coast, golf and more. Leisure facilities on offer include Sandy Park for rugby, St James' Park for football and Exeter Racecourse to name a few. For the summer months, there are three sandy beaches within 20 miles of the home as well as the rest of the Devon Coast.

Church Hill, once an Iron Age hill fort, is a prestigious residential area, steeped in history, with access for the M5 and A30. There are excellent communication links available including regular trains to Plymouth, Bristol and London Paddington via the city's two mainline train stations and regular bus routes. Exeter International Airport offers commuter flights to London and many UK and international destinations.

There are respected state and private educational facilities in the area including Exeter Mathematics School, Ellen Tinkham School and Westclyst Community Primary School, all rated 'Outstanding' by Ofsted. The education in the area is world renowned including the prestigious University of Exeter which is a short distance away. There is also a selection of independent private schools within good distance such as Exeter School, The Maynard and Blundells.

## Description

This stunning property is located on the rural fringes of the city with modern conveniences and unique features. The sleek, modern design of this family home, set over two floors, carries a theme of space and light with far reaching countryside views.







The bright entrance hall leads to breathtaking living spaces such as the games and cinema room, snug and dining room flooded with light from the bi-folding patio doors. This living space is undoubtedly the ideal location to relax with access to the rear patio gardens and its jacuzzi baths.

The state-of-the-art open plan Bulthaup kitchen comes equipped with matching wall and base units, separate island with 5-ring induction hob and extractor over, twin ovens and leads to the living and dining areas. Integrated appliances include a fridge, freezer, separate wine fridge and dishwashers.









The ground floor also has one well-proportioned bedroom with an en suite shower room and adjacent study with access to the spacious fitness suite. The ground floor is completed by the plant rooms, cloakroom and a utility room with an integrated dishwasher, two washing machines and two tumble dryers.

To the first floor, there are five well-proportioned bedrooms with the principal bedroom incorporating a separate dressing room with Novamobili fitted wardrobes and luxurious en suite bathroom. The additional four bedrooms all benefit from en suite shower rooms and pleasant outlooks. Three of the bedrooms also have access to balconies overlooking the area.







The property also features an impressive self-contained annexe with a generous light-filled living room with bi-folding doors and a contemporary Bulthaup kitchen area offering modern integrated appliances. It also features two spacious bedrooms, two shower rooms and a spectacular 43'3 sun terrace with views over the surrounding countryside.

The sophistication of the home is palpable throughout complemented by beautiful panoramic views and easy access to the city centre.

## Garden and Grounds

On approach, the private driveway provides ample parking for several cars leading to the double garage. There are large paved gardens to the front and rear with a lawned area to the side with a sun terrace and jacuzzi baths offering a degree of privacy and unparalleled views. The gardens are bordered by mature shrubs, flowers and trees.

The elegant patio with its outdoor barbeque with pizza oven is the perfect location for al fresco dining and entertaining of friends and family.





**Approximate Gross Internal Floor Area  
6,622 sq ft / 513 sq m (includes Annexe)**

This plan is for guidance only and must not be relied upon as a statement of fact.  
Attention is drawn to the Important Notice on the last page of the text of the Particulars











## Services

Mains electric and water.

## Local Authority

East Devon District Council, Blackdown House,  
Border Road, Heathpark Industrial Estate, Honiton EX14 1EJ  
Tel: 01404 515616. [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

## Tenure

Freehold

## Tax Band

G

## EPC Rating

B

## Directions (EX4 9JJ)

Head south on Southernhay East towards Chichester Mews. Turn left on to Barnfield Road and then turn left on to Western Way/B3212. At the roundabout, take the second exit onto the Tiverton Road and continue straight. At the roundabout take the second exit towards Stoke Woods. Follow this road for approximately half a mile. Take the right hand turn onto Church Hill. Huxham View can be found on the left hand side further along Church Hill.



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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