

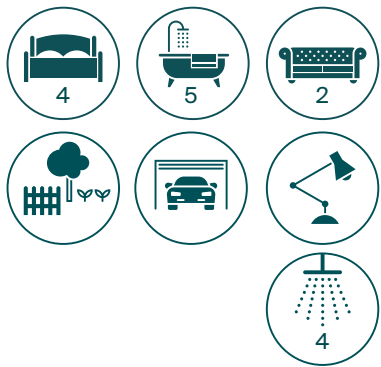
The Eye of the World Stoke Hill, Exeter **EX4**







A breathtaking four bedroom residence in a desirable location close to the city centre with far reaching views.



St James Park Station 1.9 miles • Exeter International Airport 5.6 miles • Exeter Central Station 2.7 miles • Exeter St Davids Station 2.9 miles • Exeter St Thomas Station 3.2 miles • Exmouth Town 12.0 miles (All distances quoted are approximate).

Situation

Exeter, known for its striking cathedrals, is well served by a wealth of popular restaurants, cafes and independent shops in the popular Princesshay and Historic Quayside locations.

The Area of Outstanding Natural Beauty provides panoramic views all around with leisure activities on offer such as hiking the 250-million-year old Jurassic Coast, visiting adventure parks, sailing, horse riding and golf. There are extensive leisure facilities such as Sandy Park for rugby, St James' Park for football, Exeter Racecourse and more. There are three sandy beaches, ideal for the warmer months, and many beautiful miles of the Devon Coast.

The historically rich Stoke Hill, once an Iron Age hill fort, is a prestigious residential area on the city's fringes with access for the M5 and A30. There are excellent communication links such as regular trains to Plymouth, Bristol and London Paddington via the city's four mainline train stations and regular bus routes. Just under 6 miles away, Exeter International Airport offers daily commuter flights to London and many UK and international destinations.

There are respected state and private educational facilities available in the region including Exeter Mathematics School, Ellen Tinkham School and Westclyst Community Primary School, all rated 'Outstanding' by Ofsted. The world-renowned University of Exeter is a short driving distance away.

The property

This unique property is situated in a sought-after neighbourhood on the rural fringes of the city, providing modern conveniences and stand out features. The accommodation, set over two floors, carries a theme of space and light.

The bright entrance hall, with cloakroom, leads to the breathtaking open plan kitchen/dining room. This living space is flooded with light from the double patio doors and windows and the striking flooring further adds to the beauty. The modern kitchen contains matching wall and base cabinets, double oven and a separate island with 4-ring hob and ceiling mounted extractor fan. The dining and sitting room match the kitchen in style carrying the theme of sophistication with access to the rear landscaped gardens and far reaching countryside views.

The ground floor also has three well-proportioned bedrooms with the principal bedroom containing a luxurious en suite bathroom. The second bedroom also benefits from an en suite bathroom





with a low-level WC, corner bath and walk-in corner shower. All bedrooms have a pleasant outlook and double patio doors leading to the rear garden.

To the first floor, there is storage available in the eaves and the attractive living room overlooks the area with its large windows and patio doors. The sun terrace, accessed from the living room, offers an attractive outlook over the wooded area and rear garden. The fourth bedroom, with en suite shower and dressing room, completes the accommodation on the first floor.

Garden and Grounds

On approach, the gravel driveway offers ample parking for several cars leading to a double garage. There is access to the rear garden, via a gravel path, which are bordered by mature trees, flowers and shrubs. The expansive garden is laid to lawn, with an elegant wooden patio and separate sun terrace, offering a degree of privacy and al fresco dining choices. There is also a separate dwelling currently purposed as an office/studio with sliding patio doors.

Directions (EX4 9JN)

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 3rd exit and stay on Western Way/B3212. After 0.3 miles, at the roundabout, take the 2nd exit. Continue on to Old Tiverton Road. At the roundabout, take the 2nd exit onto Stoke Hill. The Eye of The World will be on the right-hand side.

Services

Mains gas and electric and water. BT offer 910Mb/s service to the home

Local Authority

Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ.

Tel: 01392 277 888. www.exeter.gov.uk

Tenure

Freehold

Tax Band

F

EPC Rating

D







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We would be delighted to tell you more.

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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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