

Copper Beech Place

Exton, Devon







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An outstanding contemporary home in one of the best locations on the Exe Estuary offering a superb lifestyle to any buyer.

Topsham 2.2 miles, Exmouth 4.2 miles, Exeter 7.3 miles (London Paddington 2 hours 45 mins)
(All distances and times are approximate)

Sitting/Dining Room | Kitchen | Principal Bedroom with dressing room, bathroom ensuite and balcony
Three further bedrooms, all with ensuite | Utility room | Lift
Roof terrace | Double garage

Studio accommodation

Living Room/Bedroom | Kitchen | Bathroom

Ample Parking



Exeter

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Situation

Exton is perfectly located for everything the Exe estuary has to offer. Equidistant between Topsham and Lymptone, Exton has a thriving community. The village has access to multiple public houses via the Exe Estuary trail, and is in the catchment for some excellent primary schools. There is a regular train service operating between Exeter and Exmouth. There are lively sailing clubs nearby and plenty of clubs and societies. Exeter has a Waitrose supermarket, John Lewis store and the Princesshay shopping centre with its many shops and restaurants to choose from.

The River Exe and surrounding countryside offer many long walks or bike rides directly from the property, whilst Exton is uniquely placed to enjoy all that the surrounding area has to offer with Dartmoor and many miles of fantastic coastline being within easy reach. A cycle path runs from Exmouth to Lymptone, on through Exton, Topsham and onto Exeter. You can rent bikes by the hour or day at nearby Darts farm, close to Topsham. The Puffing Billy in Exton is also extremely popular with locals and those from outside the area. Education provision in the area is excellent both in the state and private sectors. Schools include Exeter School, Maynard School and the Cathedral School in Exeter. There is also Blundell's at Tiverton which can be reached by a bus service from Exeter.









There are excellent transport links with the M5, A30 and A38 in the near vicinity. Exton itself has a train station which provides services into Exeter which then provides services into London Paddington and Waterloo. Nearby Exeter International Airport provides flights both domestically and internationally.

Description

Copper Beech Place is a superb contemporary home located in the heart of Exton on the highly sought after road of Green Lane. The house, which sits on just under an acre of land, has been built to the highest of specifications with a very attractive approach to the house via video entry electric gates. There is plenty of parking on arrival as well as planning for a further garage if needed. On entering the property there is a lovely vaulted entrance hall as well as an integral lift throughout. For working from home there is excellent Wifi and a well equipped office. For flexibility there is a separate two bedroom disabled friendly flat with direct access to the garden and a separate kitchen which if required could easily be reinstated back into main house. There is also a utility and spacious garage on this floor. The first floor is accessed via an impressive staircase which leads to wonderful landing which looks over the garden. The house is ideal for entertaining which includes a very attractive reception space with a sitting room and feature fireplace (with a Gazco Studio gas fire) as well as a snug. These rooms are flanked by an attractive terrace which is accessed by bi-fold doors giving a real sense of inside outside space. The kitchen with Alno units is also equipped with Miele appliances and complements the overall feeling of quality throughout the home. There is also a very generous en suite bedroom on this floor. The beautiful principal bedroom suite situated on the top floor takes full advantage of the view and has direct access to an outstanding 286 sq ft terrace on the roof with far reaching estuary views making this a unique opportunity for any buyer. It is also worth noting there is underfloor heating throughout the home.



Approximate Gross Internal Floor Area

4,647 sq ft / 431.7 sq m

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.





Annexe



Annexe



Annexe

Separate from the main house there is a very attractive annexe which has been built to a high standard and also offers income potential or ancillary accommodation. The gardens and grounds are a real feature of this home with many mature trees and shrubs and a beautiful seating area to take in the surroundings as well as a separate potting shed and well equipped workshop.

Services

Mains water, drainage, gas and electricity. Solar panels.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

Local Authority

Exeter City Council 01392 277888 www.exeter.gov.uk

Viewing

Strictly by appointment only with agents Knight Frank
Tel: 01392 423111

Directions (Postcode EX3 0PW)

From Darts Farm take the main road to Exmouth on the A376 through Ebford towards Exton. Pass the Harvest petrol station on the right hand side and right down Exton Lane. Carry on and you will meet Green lane. Turn right and you will see Copper Beech Place on your right hand side.





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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