

Rosebarn Avenue, Exeter, Devon

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# An impressive four bedroom detached family home with **stylish accommodation**, in a sought-after northern Exeter setting.

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## Summary of accommodation

**Ground Floor:** Sitting room | Kitchen/dining/sitting room | Study | Utility | Shower room

**First Floor:** Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom

**Outside:** Garage | Gardens

## Distances

Exeter city centre 1.0 miles, Exeter St. David's station 1.6 miles (2 hours to London Paddington)

M5 (Jct 29) 3.7 miles, Exeter Airport 5.4 miles (1 hour to London City Airport)

(All distances and times are approximate)



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## Location

The property is located in the northern suburbs of Exeter between Pennsylvania and Stoke Hill, within easy reach of local amenities and with the beautiful Devon countryside just moments away. This area of Exeter has a wide range of everyday amenities, including local shops, supermarkets, pubs, cafés, restaurants, doctor's surgeries and pharmacies. Exeter city centre is just two miles away, and offers a wide choice of cultural activities, with the theatre, museum, arts centre and a wealth of good shopping and restaurants, including John Lewis.

The area has plenty of leisure activities to choose from, with several sports and leisure clubs within easy reach, golf at Exeter Golf and Country Club, rugby, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to several sandy beaches within 15 miles of the property.

Transport links are excellent, with easy access to the M5, while the city's mainline stations offer direct services to London Paddington and Waterloo. Exeter International Airport, five miles away, provides an ever-increasing number of domestic and international flights.

Schooling in the area is of the highest standard, with outstanding-rated state schools. There is a wide choice of local schools both from the independent and state sectors including Exeter School, Maynard's and the Cathedral School. Blundell's School in Tiverton offers a daily bus service from Exeter.







## The property

4 Rosebarn Avenue is a beautifully appointed detached family home, which has been extended to provide light, airy accommodation in a highly desirable northern Exeter location. The property features three comfortable ground-floor reception rooms while upstairs there are four well-presented double bedrooms.

The heart of the home is the 34ft kitchen, dining area and sitting room towards the rear, with its vaulted ceiling and exposed timber beams. The room has wooden flooring, full-height windows overlooking the gardens and bi-fold doors opening onto the rear patio. The kitchen itself has shaker-style units to base and wall level, a central island with a breakfast bar, a butler sink and an AGA. Additional reception rooms on the ground floor include the comfortable sitting room and the study. The sitting room is a spacious reception room in its own right, and features wooden parquet flooring, a woodburning stove and French doors opening onto the gardens. The study provides a useful space for home working, and also includes a woodburner.

Upstairs there are four well-presented double bedrooms, three of which have their own built-in storage. The principal bedroom benefits from an en suite shower room, while the first floor also has a family bathroom with a contemporary freestanding bathtub, a pedestal washbasin, a heated chrome towel rail and a separate shower unit.

## Garden and grounds

At the front of the property there is a paved driveway with parking space for several vehicles. The integrated garage provides further parking or could be used for storage or as a workshop. The front gardens are laid to lawn and include a gravel pathway leading to the entrance with its timber-framed storm porch. The rear gardens have an area of paved terracing which is ideal for al fresco dining, and steps leading to an area of lawn, which extends to approximately 100ft. The gardens are bordered by established hedgerow and include various shrubs and mature trees.

## Services

Gas and mains water



## Directions (Postcode EX4 6DY)

[what3words///author.chops.composers](https://www.what3words.com/author.chops.composers)

## Property information

**Tenure:** Freehold

**Local Authority:** Exeter City Council

**Council Tax:** Band F

**EPC Rating:** C

**Guide Price:** £1,000,000

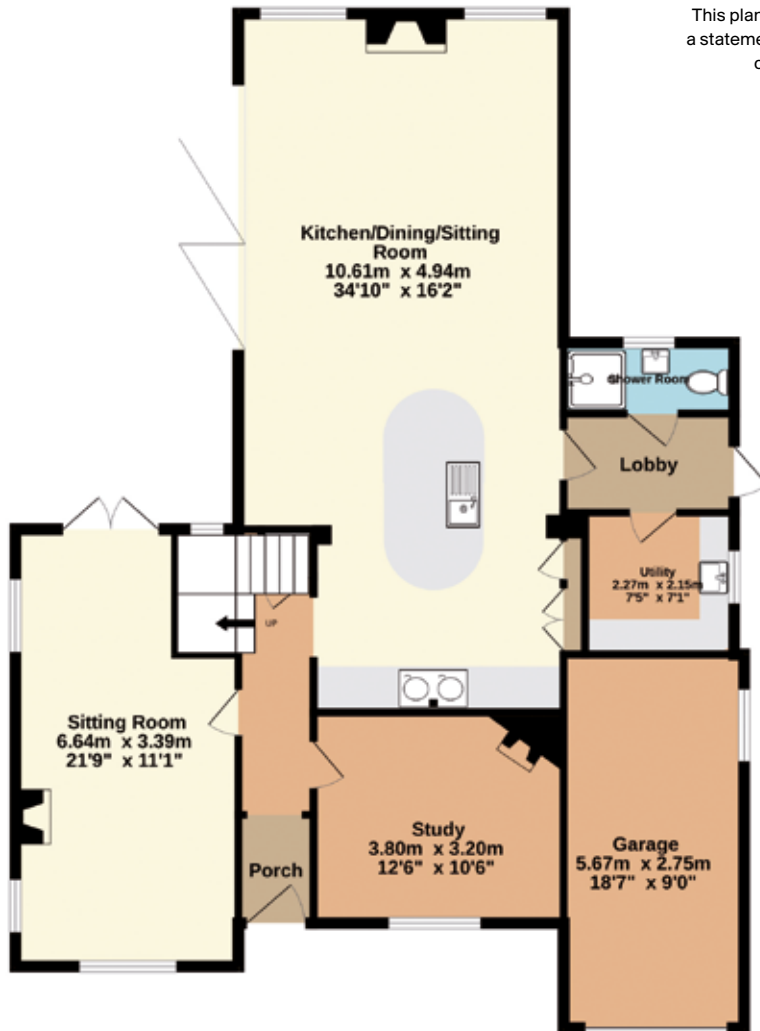


**Ground Floor**  
116.6 sq.m. (1255 sq.ft.) approx.

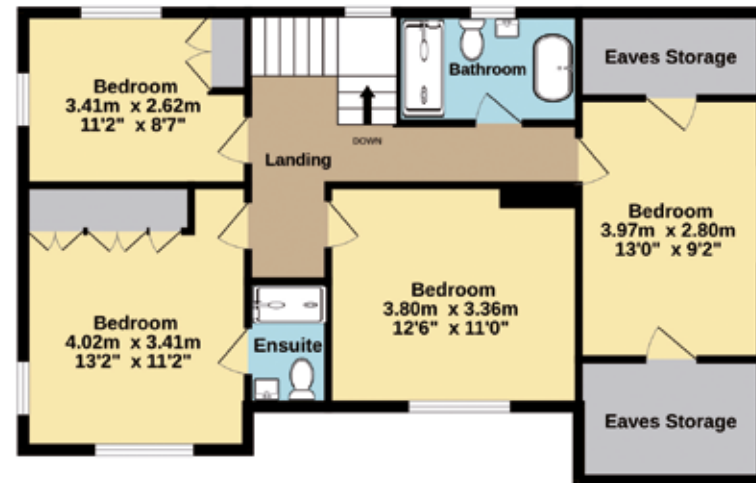
**Approximate Gross Internal Floor Area**  
188.8 sq m (2033 sq ft)

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.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



**1st Floor**  
72.2 sq.m. (777 sq.ft.) approx.



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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Particulars dated June 2023. Photographs and videos dated June 2023.

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