

# City Scape, Mount Radford Crescent, Exeter

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# A fine Grade II listed house with five bedrooms, **elegant styling**, additional accommodation and beautiful gardens.

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## Summary of accommodation

**Lower Ground Floor:** Games room | Cinema room | Cellar | Cloakroom

**Ground Floor:** Drawing room | Dining room | Kitchen/breakfast room | Utility | Two cloakrooms | Sitting room/dining room | Kitchen two  
One bedroom | Shower room

**First Floor:** Principal bedroom with dressing room and en suite shower room | One further bedroom | Study | Family bathroom

**Second Floor:** Three bedrooms, one en suite | Bathroom | WC

**Secondary Accommodation:** Sitting room | Kitchen | Two bedrooms, one en suite | Bathroom

**Outside:** Garage | Workshop | Gardens

## Distances

Exeter city centre 0.5 miles, Exeter St. David's station 1.8 miles (2 hours to London Paddington)

M5 (Jct 29) 2.8 miles, Exeter Airport 4.4 miles (1 hour to London City Airport)

(All distances and times are approximate)



**Knight Frank Exeter**  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

**Louise Glanville**  
01392 423111  
[louise.glanville@knightfrank.com](mailto:louise.glanville@knightfrank.com)



## Location

St Leonard's is one of the most prestigious addresses in Exeter and offers a unique city lifestyle living, being on the doorstep of the city centre and Magdalen Road and its parade of shops. The cathedral city of Exeter is less than a mile from the property and provides further shopping on the historic quayside with the nearby cities of Plymouth and Bristol offering more extensive choices.

The area has plenty of leisure activities to choose from such as tennis clubs, a walking group, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of the property.

The area offers excellent transport links and Exeter's four mainline train stations are all within two miles of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, just over five miles away, offering both local and international flights.









The region is well served by good private and state schools such as St Leonard's CofE Primary School and Exeter Mathematics School, both rated 'Outstanding' by Ofsted. The world-renowned University of Exeter is also less than two miles away from the property.

## The property

This magnificent Georgian detached house dates from around 1835 and has Grade II listed status, with its elegant, rendered elevations and large sash windows. Inside, the accommodation is finished and presented to the highest of standards, with ornate period detailing and stylish contemporary fittings. The property also benefits from ancillary accommodation and a flexible layout, offering the potential to create guest lodgings.

The main house has a light, airy and well-proportioned drawing room at the front, with wooden parquet flooring, a large bay window and a fireplace fitted with a log burner. There is also a formal dining room and a well-equipped kitchen and breakfast room with rich wooden units, a central island, a dual fuel AGA and three sets of French doors opening onto the rear garden.

There is a secondary area towards the rear of the ground floor which can be used as part of the main residence or divided into separate, self-contained accommodation. It includes its own private entrance, a well-proportioned sitting and dining room, a fully equipped kitchen, one bedroom and a shower room.









The first floor offers two double bedrooms and a study, which could also be used as a bedroom if required. The principal bedroom has a dressing room with built-in storage and a luxury en suite shower room, while the first floor also has a family bathroom. On the second floor there are a further three bedrooms, one of which is en suite, plus a family bathroom.

Additionally, the main house has a lower ground floor with a 29ft games room and a high-specification cinema room, in addition to cellar storage.





**Approximate Gross Internal Floor Area  
650.6 sq m (7003 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







## The Annexe

The detached annexe sits within the property's beautiful garden and provides further accommodation for guests, family members or lodgers. It includes a sitting room, a well-equipped kitchen and two bedrooms, one of which is en suite. There is also an additional bathroom.

## Garden and grounds

The property is set on a peaceful residential crescent with a central garden. The front entrance to the house has wrought-iron security gates with an intercom system, while the gravel driveway provides plenty of parking space and access to the detached garage and workshop space. The garden includes splendid box hedging to the front while at the rear there is an area of lawn, extensive paved and gravel terracing, colourful flowerbeds and borders of established hedgerow and mature trees.

## Services

Mains water and electricity. Private drainage. Gas central heating.







## Directions (Postcode EX2 4EN)

[what3words///views.hugs.apple](https://what3words.com/what3words///views.hugs.apple)

## Property information

**Tenure:** Freehold

**Local Authority:** Exeter City Council

**Council Tax:** Band H

**EPC Rating:** D

**Guide Price:** £3,500,000



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 July 2023. Photographs and videos dated July 2023.

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