



Huxham Lodge, Church Hill, Exeter



A smart, contemporary two bedroom home in a **popular rural position** within easy reach of Exeter.

Summary of accommodation

Ground Floor: Kitchen/dining/sitting room | Principal bedroom with en suite shower room | One further bedroom | Shower room

Distances

Exeter city centre 2.7 miles, Exeter St. David's station 3.8 miles (2 hours to London Paddington), M5 (Jct 29) 5.1 miles, Exeter Airport 7.1 miles (1 hour to London City Airport) (All distances and times are approximate)

Location

The property is in a rural setting, just north of the Stoke Hill and Pinhoe suburbs of Exeter, within easy reach of local amenities and with the beautiful Devon countryside just moments away. The northern suburbs of Exeter have several everyday amenities, including local shops, supermarkets, pubs, cafés, restaurants, doctor's surgeries, and pharmacies. Exeter city centre is less than three 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.



There are excellent transport links, 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 including twice daily flights to London City.

Schooling in the area is of the highest standard, with outstanding-rated state schools and several excellent independent schools in and around the city. Within two miles of the property, you will find the Stoke Hill Infant and Nursery School, Ladysmith Infant and Nursery School, St Michael's Church of England Primary Academy and Exeter College, all rated 'outstanding' by Ofsted.

The property

Huxham Lodge is a stylishly appointed contemporary home that features sleek, modern styling, as well as plenty of natural light throughout.

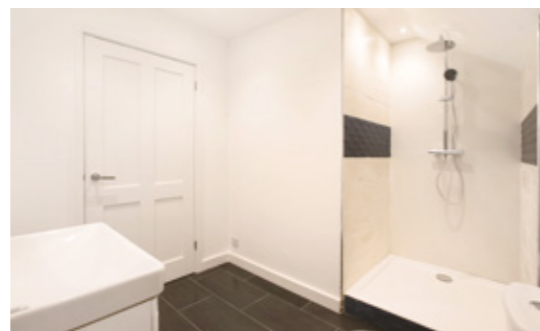
The heart of the home is the open-plan kitchen and dining room, which has recessed LED lighting, tiled flooring and bi-fold doors opening onto the courtyard at the front. This well-proportioned living and entertaining space has a dividing wall creating a semi-separate space from the kitchen in which to dine or relax.

The kitchen itself has sleek, contemporary fitted units in white, providing plenty of storage space. There are also integrated appliances including a double oven and an induction hob with an extractor hood.

The two double bedrooms are both on the ground level and include full-height windows and doors opening onto the rear courtyard. Both bedrooms are well-proportioned and include built-in wardrobes, with the principal bedroom also benefiting from an en suite shower room. The second bedroom is extremely generous, measuring 25ft.

In addition, there is a family shower room, with both the en suite and the additional shower room featuring stylish contemporary suites with low-level WCs, pedestal washbasins and rainfall shower heads.

The vast attic is accessed via the main bedroom.



Garden and grounds

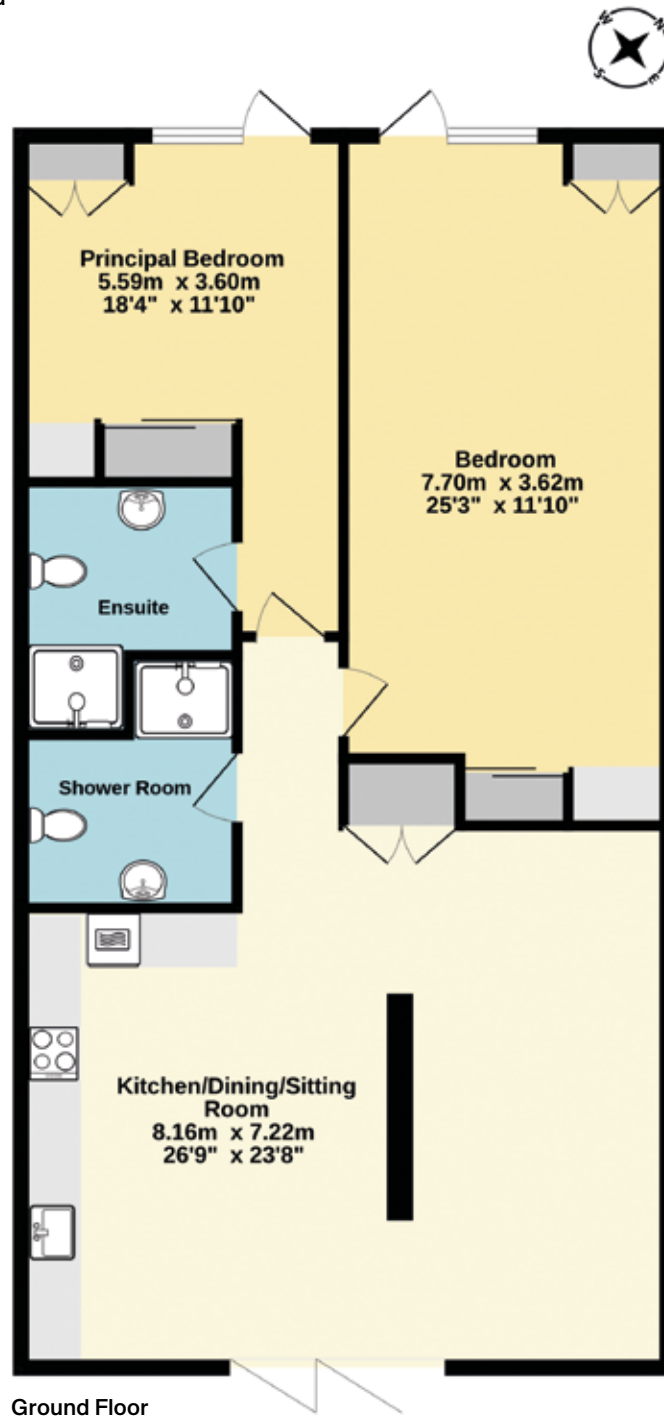
The property is set in low-maintenance gardens and grounds, with a block-paved driveway at the front providing parking space for several vehicles. At the rear, the bedrooms open to a paved courtyard area which is ideal for alfresco dining. To both the front and rear, the property is enclosed by high timber fencing for privacy.

Services

Mains water and electricity. Private drainage. Electric heating, solar panels generating power and electric car charging point.

Approximate Gross Internal Floor Area
100.0 sq m (1076 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.



Directions (Postcode EX4 9JJ)

what3words///holdings.thrusters.stalemate

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: TBC

EPC Rating: C

Guide Price: £395,000

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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 October 2023. Photographs and videos dated October 2023.

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