

# Moon River, Exton, Devon

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# An outstanding **contemporary waterfront home** with views over the Exe estuary.

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## Summary of accommodation

**Ground floor:** Reception hall | Principal bedroom with dressing room and en suite bathroom | Guest bedroom with en suite shower room  
Two bedrooms with shared bathroom | Further bedroom | Boot room | WC | Utility | Integral three car garage | Plant room | Lift

**First floor:** Hall | Open plan kitchen/breakfast/sitting room | Pantry | Dining room | Sun terrace | Study | WC | Snug/TV room | Sitting room  
Lawn garden | Terrace | Garden store | Parking and turning area

In all about 6,085 square feet

## Distances

Topsham 2.2 miles, Exeter 7 miles (London Paddington 2 hours 3 minutes), Exeter Airport 6 miles

(All distances and times are approximate)



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## Situation

Exton is an idyllic Devon village situated on the Exe estuary, between Exeter and Topsham. There is a thriving local community and excellent amenities including the Puffing Billy pub, a train station providing a regular service into Exeter city centre, and the Exe Estuary trail providing a scenic route for walkers and cyclists along the water's edge.

Exeter offers a flourishing food scene, with rustic farm-to-table restaurants, cosy pubs and some exceptional restaurants, especially on the historic quayside. There is an array of shops from well-known national chains to independent boutiques, as well as the impressive cathedral standing proudly in the centre of the city.

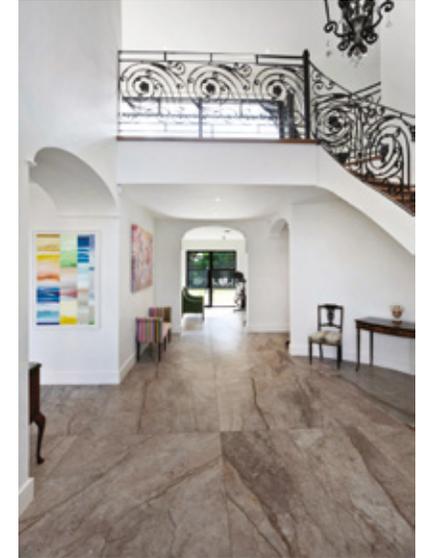
The area is well known for the quality of its schooling, with The Maynard and Exeter school both in the city. Slightly further afield but still within easy reach is Blundell's in Tiverton.

Communication links are superb, with the M5, A30 and A38 all nearby. There is a train station in Exton which provides a service into Exeter, from where a direct service to London Paddington and Waterloo is available. Exeter airport provides a number of domestic and international flights.

## The property

Exceptional quality and interior design, as well as a cleverly planned layout all combine to ensure Moon River provides the ultimate waterfront lifestyle with all the modern comforts of a newly built home. Accessed via solid hardwood sliding electric gate leading to an ample private parking and turning area, Moon River creates a welcoming first impression.

Upon entry, the expansive reception hall sets the tone for the rest of the house, with high ceilings, plenty of natural light and a stunning stone floor. The very high standard, attention to detail and use of quality materials are a feature throughout. The bedroom accommodation is on the ground floor and all five bedrooms have been beautifully designed and finished, with the principal bedroom being particularly special. Floor to ceiling windows with glazed double opening doors look out over the garden and there is a dressing room as well as extensive wardrobes.



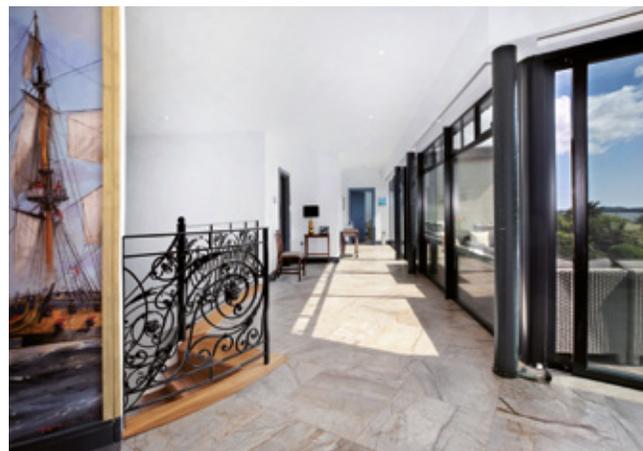




As with all the bathrooms, the en suite is exquisite. Every detail has been carefully thought through, down to the brushed bronze taps and door handles, as well as the high-quality tiling and Lusso Stone fittings.

Also on the ground floor are the practical elements of the house with a separate entrance via a Portland Stone paved verandah leading into a large boot room and on to the integral 3 car garage, pre-wired for an EV charging point. There is also a utility room with a separate door to the garden.





Ascending the elegant solid walnut staircase, the outstanding estuary views begin to open-up thanks to the full length floor to ceiling windows along the expansive tiled hall that gives access to the principal living areas of the house. The predominantly open plan layout flows extremely well, with different areas providing various functions. The kitchen is sublime, with solid granite worktops, Amtico flooring, double larder cupboard, Bora induction hob with suction extractor built into the central island, 2 large ovens, warming drawer, microwave, full height freezer, fridge, wine chiller and two dishwashers.

A contemporary floating Focus wood burner forms the centrepiece of the sitting area, from which the outstanding sun terrace is accessed via sliding doors. This is the perfect place for outdoor entertaining or simply relaxing and enjoying the views towards the Estuary and Exmouth Marina. Two electric awnings provide total cover of the terrace.

The hallway then leads into a formal dining space with Amtico flooring, perfectly angled to take advantage of the estuary views. At the far end of the hallway is a formal sitting room with a window seat affording views right down the Estuary, over to Starcross and the Powderham Castle Folly.

The snug/TV room is well fitted with bookcase and media wall. The home office is also situated at the front of the house and has plenty of storage cupboards.



**Approximate Gross Internal Floor Area**

**565.3 sq m (6085 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



**Ground Floor**  
337.6 sq.m. (3634 sq.ft.) approx.



**1st Floor**  
227.8 sq.m. (2452 sq.ft.) approx.





## Services

Underfloor Heating via two air source heat pumps  
Solar panels with Eddi solar diverter heating hot water  
Private drainage  
Mains water and electricity

Three phase power  
Mechanical ventilated heat recovery (MVHR)

## Property information

**Tenure:** Freehold  
**Local Authority:** East Devon District Council  
**Council Tax:** Band G  
**EPC Rating:** A



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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