

# 1 Duryard Grange, Exeter, Devon





A **beautifully presented** detached family home in a sought-after north Exeter residential setting.

---

**Summary of accommodation**

**Ground Floor:** Sitting room | Kitchen/dining room | Utility | Cloakroom | Two bedrooms | Bedroom/study

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

Mezzanine level with library

**Outside:** Garage | Garden

In all about 0.4 acres

**Distances**

Only 8 mins on foot from the University's Streatham Campus, Exeter St. David's station 0.9 miles (2 hours to London Paddington)

Exeter city centre 1.3 miles, M5 (Jct 29) 4.8 miles, Exeter Airport 6.3 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](http://knightfrank.co.uk)

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

## Location

The property is in a coveted residential setting in the Duryard and St. James area of the city, 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 just over a mile 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 Stoke Hill Infant and Nursery School, Exeter Mathematics School and Exeter College, all rated 'outstanding' by Ofsted, as well as the independent St. Wilfrid's School and Exeter Cathedral School.

## The property

This well-proportioned detached family home offers up to seven bedrooms and comfortable, flexible accommodation with plenty of natural light throughout.

The ground floor has two main reception rooms, including the sitting room, which benefits from a part double-height ceiling with a mezzanine level above, and double-height windows looking out across the beautiful garden. The tiled flooring, recessed LED lighting and views across the garden make this a fine place in which to relax.



Also on the ground floor is the 22ft, open-plan kitchen and dining room. The room has wooden flooring and space for a large family dining table, while the kitchen has modern fitted units to base and wall level, a central island, and a range cooker. The utility room offers further space for household storage and appliance. There are up to three bedrooms on the ground level, any of which could be used as additional reception rooms, with one currently in use as a study.





Upstairs there is a mezzanine level, providing further space in which to relax, as well as four more double bedrooms. These include the generous principal bedroom with its en suite shower room. Two further bedrooms also have en suite shower facilities. Additionally, the first floor has a family bathroom with a bathtub and separate shower unit.



## Garden and grounds

At the front of the house there are various established shrubs, trees and hedgerows bordering the driveway, which provides plenty of parking space and access to the detached double garage. The rear garden is south facing and welcomes plenty of sunlight throughout the day. It includes an area of patio for al fresco dining and split-level lawns, bordered by mature trees and established hedgerows for a sense of peace and privacy.

## Services

Mains water, mains gas and electricity.

## Directions

Postcode: EX4 4QY

what3words: ///smug.slices.prom

## Property information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: G

EPC Rating: C

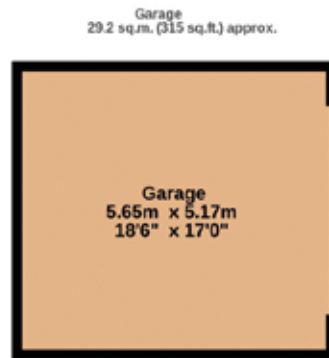
Guide Price: £1,200,000



## Approximate Gross Internal Floor Area

276.1 sq m (2972 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.

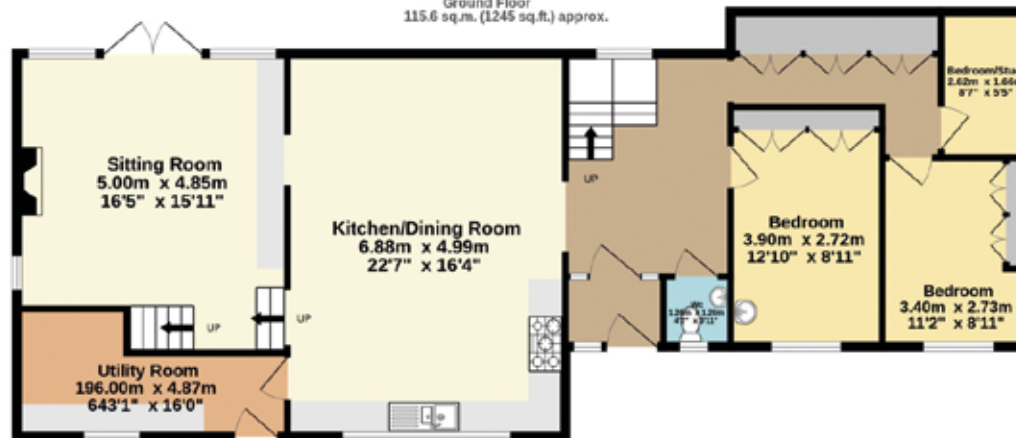


- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

1st Floor  
131.3 sq.m. (1413 sq.ft.) approx.



Ground Floor  
115.6 sq.m. (1245 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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)