

Huxham Heights, Exeter, Devon



A good size plot with connected services in **great location** with incredible countryside views.

Distances

Exeter City Centre 3 miles, Exeter St David's Station 4 miles (London Paddington from 2 hours 3 minutes), Exeter Airport 8 miles
(All distances and times are approximate)

Situation

Huxham Heights is in a rural setting, just outside of the Stoke Hill suburb 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 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.

Description

This is an opportunity for the incoming buyer to create a one off family home in one the most desirable locations in the county.

Services

Connected for services

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

Local Authority

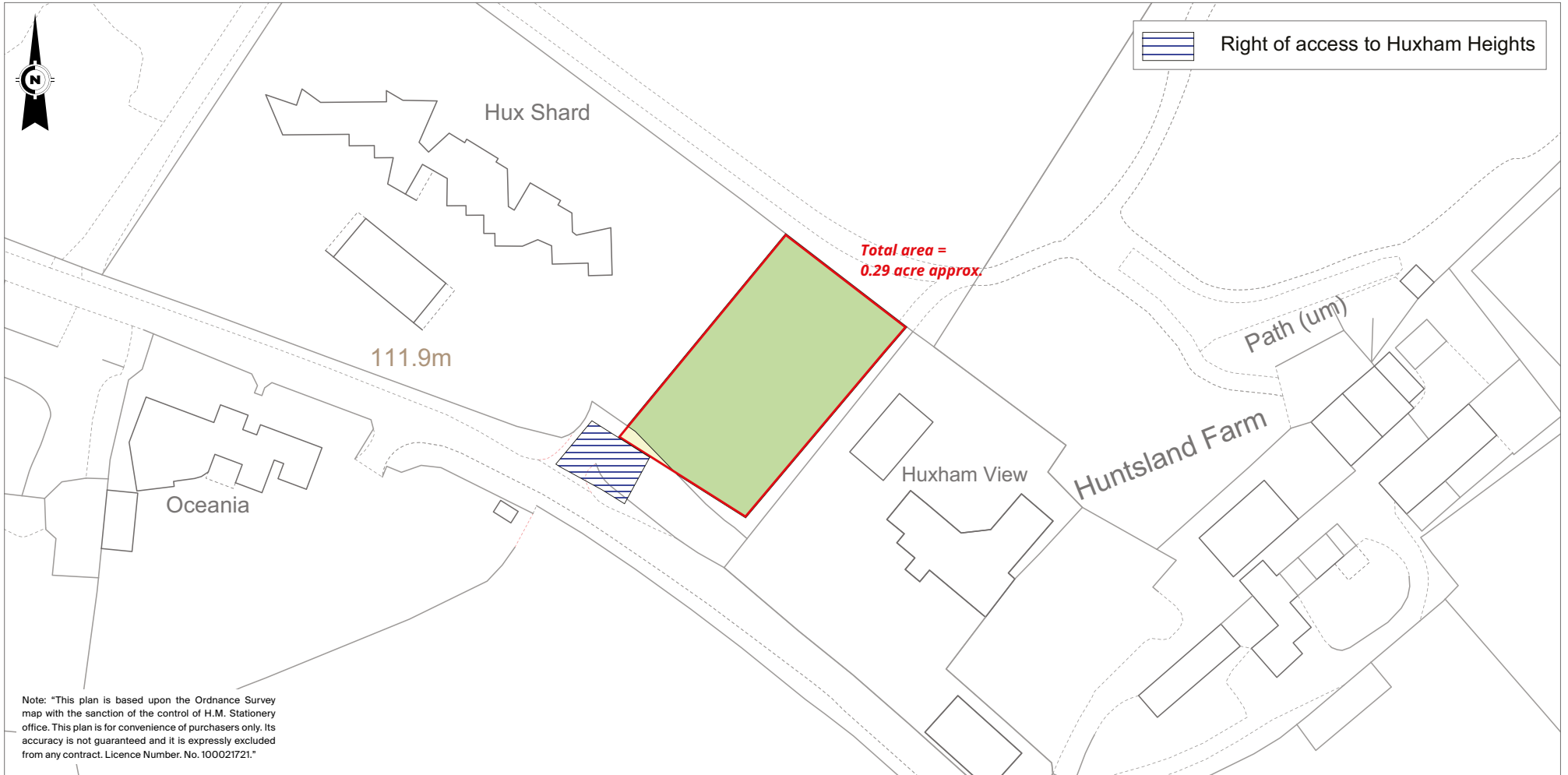
East Devon Council

Viewing

Strictly by appointment only with agents Knight Frank
Tel: 01392 423111

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Knight Frank Exeter

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Exeter

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I would be delighted to tell you more

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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 April 2024. Photographs and videos dated April 2024.

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