



Exton Lodge, Exton, Devon

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A wonderful home that is **presented in excellent order** with superb gardens and a separate studio.

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### Summary of accommodation

#### Ground Floor

Reception hall | Drawing room | Dining room | Morning room | Kitchen/breakfast room | Utility room | Boot room | WC

#### First Floor

Principal bedroom with en suite | Four further bedrooms, one en suite | Family bathroom | Eaves storage

#### Outbuildings

Studio | Garage | Stables with tack room | Garden store | Summerhouse | Further store

#### Distances

Topsham 2.2 miles, Exmouth 4.2 miles, Exeter 7.3 miles (London Paddington 2 hours 45mins)

(All distances and times are approximate)



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## Situation

Exton is perfectly located for everything the Exe estuary has to offer. Equidistant between Topsham and Lymptone, Exton has a thriving community. The village has access to multiple public houses via the Exe Estuary trail, and is in the catchment for some excellent primary schools. There is a regular train service operating between Exeter and Exmouth. There are lively sailing clubs nearby and plenty of clubs and societies. Exeter has a Waitrose supermarket, John Lewis store and the Princesshay shopping centre with its many shops and restaurants to choose from.

The River Exe and surrounding countryside offer many long walks or bike rides directly from the property, whilst Exton is uniquely placed to enjoy all that Devon has with Dartmoor and many miles of fantastic coastline being within easy reach. A cycle path runs from Exmouth to Lymptone, on through Exton, Topsham and onto Exeter. You can rent bikes by the hour or day at nearby Darts farm, close to Topsham. The Puffing Billy in Exton is also extremely popular with locals and those from outside the area.

Education provision in the area is excellent both in the state and private sectors. Schools include Exeter School, Maynard School and the Cathedral School in Exeter. There is also Blundell's at Tiverton which can be reached by a bus service from Exeter.

There are excellent transport links with the M5, A30 and A38 in the near vicinity. Exton itself has a train station which provides services into Exeter which then provides services into London Paddington and Waterloo. Nearby Exeter International Airport provides flights both domestically and internationally.

## The property

Exton Lodge is a beautifully presented Arts and Crafts home in the highly desirable location of Exton. The property has been refurbished to the highest of standards and benefits distant glimpses over the River Exe. The accommodation is well balanced with excellent reception space making it ideal for entertaining. There is a wonderful triple aspect kitchen breakfast room with an electric AGA and open plan dining and living areas overlooking the garden. This is also accompanied by a clearview woodburning stove.





The kitchen has direct access to the terrace which is wonderful in the summer months. The utility also offers extra storage and the spacious boot room adds to the functionality of this home. The generous sitting room is an ideal room to unwind in with great proportions and an impressive Minster stone fireplace. For working from home there is an impressive morning room or office and good Wifi. The drawing room also offers further reception space adding to the overall versatility of this property. All of these rooms are accessed via the generous entrance hall and library which gives a wonderful sense of arrival.



The first floor is accessed via a superb staircase which is flooded with light. Upstairs there are five bedrooms. This includes an outstanding dual aspect principal suite with excellent views over the Exe Estuary. There is also plenty of extra storage on this floor which is set into the eaves.



## Gardens and grounds

Outside the mature gardens receive plenty of sun making Exton Lodge ideal for al fresco dining. To the front of the house there is a generous gravel drive with plenty of parking. To the rear there is a beautiful patio and barbeque area which overlook a level lawn which is surrounded by raised beds and box hedging adding to the elegance of Exton Lodge.



The garage is also very spacious and can easily accommodate two cars and has power, water and light supply to the building.

There is also a separate artists studio which could also make an excellent office with underfloor heating throughout and its own power. The croquet shed provides further storage and a stable is also available.

## Services

Mains water, mains drainage, Oil fired central heating.

## 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.

## Viewing

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

## Directions (Postcode EX3 0PJ)

From Darts Farm take the main road to Exmouth on the A376 through Ebford towards Exton. Pass Exton Service station and after ¼ mile turn left onto Mill Lane. This then bends right and Exton Lodge is on the right.

## Property information

**Tenure:** Freehold

**Local Authority:** East Devon District Council

**Council Tax:** Band H

**EPC Rating:** C

**Guide Price:** £2,250,000



**Approximate Gross Internal Floor Area**

**400.2 sq m (4308 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



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 May 2024. Photographs and videos dated May 2024.

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