



Crossmead Villas, Exeter





A handsome Grade II listed Georgian villa with four bedrooms, combining **period charm and modern styling**, in a sought-after south Exeter suburb.



Guide Price	Tenure	Local Authority	Council Tax
£1,100,000	Freehold	Exeter City Council	Band F



This impressive, detached period property occupies a convenient location just a mile from Exeter city centre and within easy reach of beautiful rolling Devon countryside. The property displays a wealth of attractive period features, including high ceilings and large sash windows, alongside various stylish modern fittings.

The ground floor provides three comfortable, flexible reception rooms including the spacious, 22ft sitting room which has a bay window and French doors opening onto the rear garden. There is also a formal dining room and a study, both of which are to the front of the ground floor, with French doors opening onto the elevated, covered veranda. The property also benefits from a shower room on the ground floor.

The kitchen and breakfast room offers plenty of storage in sleek, contemporary units, while there is also a breakfast bar and integrated appliances, including two ovens and an induction hob with an extractor hood. There is under floor heating in the kitchen and breakfast room.

In addition to the ground floor reception rooms, the lower level provides further accommodation in the form of a home gym and a utility room, which provides storage and space for additional home appliances. This level also has the potential to be converted into a self contained unit.





There are four well-presented bedrooms on the first floor, all of which benefit from fitted storage. The first floor also has the family bathroom, which is fitted with a modern suite and includes a jetted bathtub and a shower unit with body jets, for a spa-style experience.

Outside, there is an area of lawn and a driveway to the front, with plenty of parking space for several vehicles. The rear garden includes a patio area and a lawn with various border plants and shrubs.

Location

The property sits on the popular western edge of Exeter, in the suburb of Higher St Thomas, which is just over a mile from the city centre and within easy reach of various local amenities, as well as the beautiful surrounding Devon countryside.

The nearby Cowick Street provides a range of everyday facilities, while there are also a variety of shopping and leisure options at the nearby Stone Lane Retail Park. Exeter city centre is easily accessible from the property and provides further shopping on the historic quayside with the nearby cities of Plymouth and Bristol offering more extensive choices.

The area has plenty of leisure activities to choose from such as tennis clubs, a walking group, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of the property.

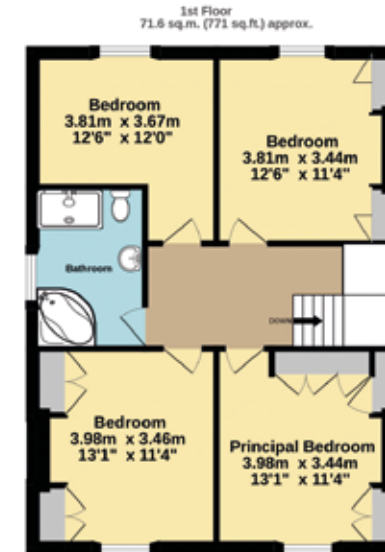
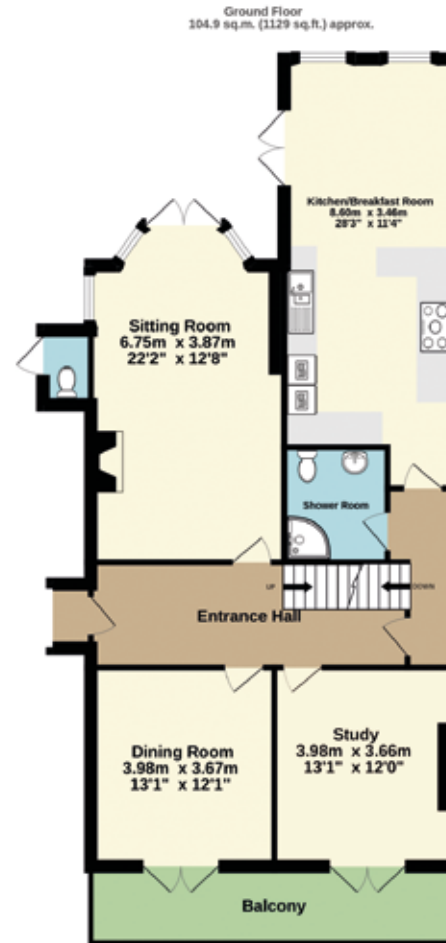
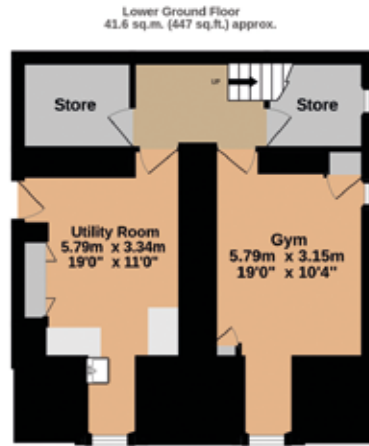
The area offers excellent transport links and Exeter's four mainline train stations are all within two miles of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, just over five miles away, offering both local and international flights.

The region is well served by good private and state schools such as Ide Primary School, St Leonard's CofE Primary School, Exeter Mathematics School and Exeter College, all rated 'Outstanding' by Ofsted. The world-renowned University of Exeter is also less than two miles away from the property.

Services

Mains water, mains drainage and gas central heating.





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

Approximate Gross Internal Floor Area
2348 sq ft / 218.1 sq m

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.

Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

I would be delighted to tell you more
Louise Glanville
01392 423111
louise.glanville@knightfrank.com



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 March 2023. Photographs and videos dated March 2023.
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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

