



## SUGAR HOUSE

Exton, Devon



# A STYLISHLY DESIGNED, ENERGY EFFICIENT, CONTEMPORARY HOME, MAKING MAXIMUM USE OF SPACE AND LIGHT

On the edge of a popular Exe Estuary village, near Exeter.

## Summary of accommodation

**Ground Floor:** Entrance hall | Cloakroom | Open plan sitting/dining room/kitchen | Snug/study | Utility room

**First Floor:** Principal bedroom/dressing room/bathroom suite | Guest bedroom/shower room suite | Further bedroom/shower room suite

**Second Floor:** Bedroom/studio | Bathroom

**Outside:** Double garage | Parking | Enclosed gardens

**Distances:** Exeter City Centre 6 miles, M5 (junction 30) 3.5 miles, Exmouth 4 miles

(All distances are approximate)

Offers in excess of £1,500,000

## SITUATION

Exton is a popular East Devon village situated on the banks of the Exe Estuary, between Exeter and Exmouth. In the village is a church, village hall, petrol station and the popular Puffing Billy gastro pub. There is an active community with clubs and societies and also a railway station on the branch line providing regular services to both Exmouth and Exeter Central.

The Exe Estuary is one of the most important estuaries in Europe for wildlife, particularly birds, and including such sites as Exminster Marshes and the Old Sludge Beds. Nearby Topsham is famed for its shipbuilding and maritime history and provides a selection of shops, pubs and restaurants as well as a primary school. The Exe Estuary Trail is a 16 mile, mainly flat, cycle and walkway all around the estuary taking in many pretty villages such as Topsham, Lympstone and Starcross and the RSPB reserves near Topsham and Dawlish Warren. There are various ferries across the estuary such as from Topsham to Turf Locks.

At nearby Exmouth is a sandy beach and marina providing good facilities for sailing and other water sports.

Near Topsham is Dart's Farm shopping village, winners of the Farm Retail Awards' best farm shop in the UK in 2025 and offering restaurants, cafés, wellness spa etc.

The university and cathedral city of Exeter provides extensive shopping, cultural, sporting and educational facilities, including private schools, as well as access on to the M5 motorway, stations with mainline connections to London (Paddington and Waterloo) and an airport.

There are golf courses nearby at Exeter, Woodbury Park and Budleigh Salterton.



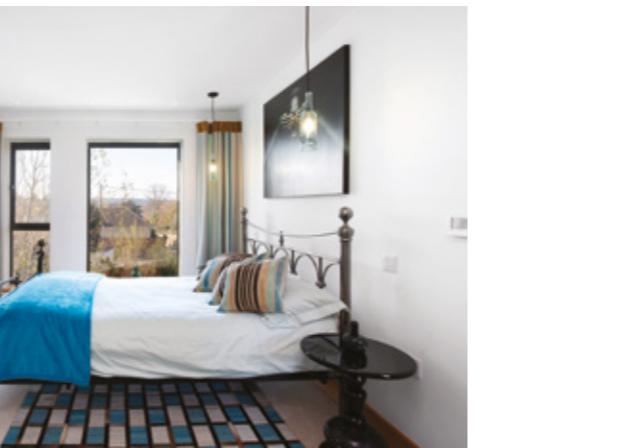
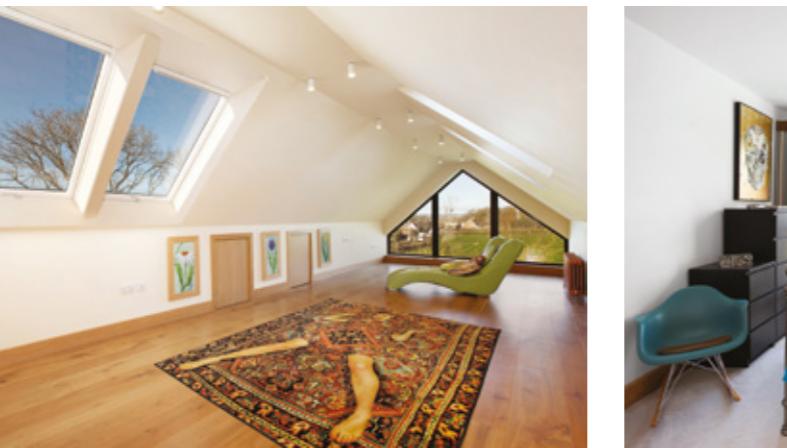
# THE PROPERTY

Sugar House is a stylishly designed and spacious contemporary home situated off an entrance lane on the edge of the village and bordering open fields.

The entrance gate opens through a high wall into a large parking and turning area beside the house, and from where is accessed the integral double garage and the front door.

The house has been designed to make maximum use of space and light and with high quality modern fittings throughout. At the end of the entrance hall is the curving open tread staircase beside a full height window and glazed panelling to the living room, and a door opens into the impressive, light, 32 foot open plan sitting/dining room/kitchen with fully fitted kitchen and breakfast bar, dining area with French doors opening to the terrace and gardens, and steps down to the sitting area with Scandinavian flue style stove, and also with French doors out to the terrace and gardens.





Also on the ground floor is the snug/study and on the first floor is the large principal bedroom with French doors for 'Juliette balcony' with glazed balustrade and overlooking open farmland, bathroom/shower room area separated by three quarter height dividing wall, and glazed panelling separating the dressing room with extensive wardrobe cupboards.

There are two further bedroom/shower room suites on this floor and from the landing with full height window the staircase rises to a galleried landing with glazed balustrade with access to the attic bedroom/studio, with glazed gable end overlooking open fields, and roof lights, as well as a bathroom.

From the living room the French doors open to a broad paved terrace providing a delightful outdoor dining and sitting area and beyond are the level lawned gardens with ornamental plants, shrubs and trees, as well as a vegetable garden with raised beds, greenhouse and potting shed. The whole area is enclosed by high walling and fencing ensuring privacy and along one side borders open farmland.





## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Solar panels. Mains electric, gas, drainage and water. Electric underfloor heating on the ground floor and first floor. Gas central heating (radiators) on the 3rd floor.

**Local Authority:** East Devon District Council: 01404 515616

**Council Tax:** Band G

**EPC:** B

**Directions:** EX3 0PL What3Words //tomb.twinkled.prickly



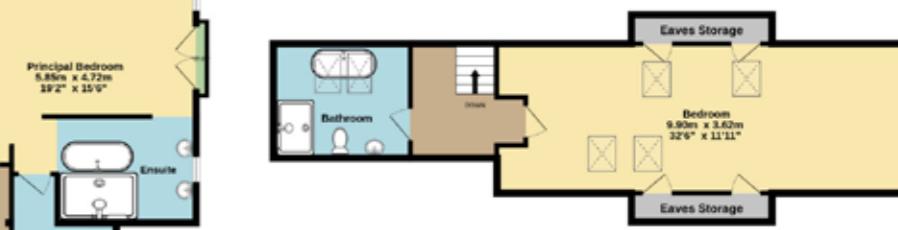
Ground Floor  
138.5 sq.m. (1490 sq.ft.) approx.



1st Floor  
133.3 sq.m. (1434 sq.ft.) approx.



2nd Floor  
55.4 sq.m. (597 sq.ft.) approx.



Approximate Gross Internal Area  
327.2 sq.m. (3522 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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



I would be delighted  
to tell you more.

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