



SHILLINGFORD LODGE

Shillingford Abbot, Exeter, Devon



A STUNNING PERIOD HOME LOCATED ON THE EDGE OF EXETER

Set in glorious grounds of just under 3 acres with beautiful views over countryside,
a range of outbuildings and tennis court.

Summary of accommodation

Reception hall | Drawing room | Dining room | Snug | Study | Kitchen/breakfast room | Garden room

Five bedrooms | Three bathrooms

Distances: Exeter city centre 3 miles, Exeter St. David's station 3.1 miles (2 hours to London Paddington)
M5 (Jct 29) 5.9 miles, Exeter Airport 7.5 miles (1 hour to London City Airport)
(All distances and times are approximate)

Guide price: £2,000,000



SITUATION

Shillingford Lodge is located in the attractive hamlet of Shillingford Abbot in a beautiful setting overlooking fields. The property is within 3 miles of the City, with an excellent range of shopping, dining, theatre, recreational, cultural and educational facilities including a good range of private and state schooling. Exeter has mainline railway stations on the London Paddington and Waterloo lines. Alphington village is nearby with local shops, primary school and church, as is a Sainsburys supermarket, and there is good access via the A38 to the M5 and A30 roadways.



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On the market for the first time in many years, Shillingford Lodge is a charming unlisted period house, set in lovely grounds of just under 3 acres.

From the road, a driveway runs to the front of the house where there is parking for a number of vehicles. A covered entrance with wooden front door opens into a spacious entrance hall with a staircase rising to the first floor, a fireplace and directly ahead a splendid, unusual oval drawing room, full height sash window overlooking the garden and an open fire. Also off the entrance is a delightful snug with wood burner and French doors to the garden.

A hallway continues towards the kitchen where a door leads into a study with another door into the dining room which has two sets of French doors looking to the rear.

At the end of the house is a kitchen/breakfast room fitted with a range of Maple fronted base, wall and drawer units and an AGA for cooking. From here a door opens to a pantry and separate utility room, with access to a large garage and outbuildings.

To the rear of the house, leading off the kitchen is a lovely timber framed garden room made of locally grown green oak with beautiful views over the garden and adjacent fields. The room is heated by a wood burner or underfloor heating. French doors lead from here onto a patio.

On the first floor are five bedrooms in total. The principal bedroom is a good size with a sash window overlooking the garden and a door into an en suite. There is a walk-in wardrobe. Bedroom two is oval being above the drawing room, and there are three further bedrooms, two sharing a bathroom and an additional family bathroom.



GARDEN AND GROUNDS

The grounds to Shillingford Lodge are an impressive feature of the property measuring just under 3 acres in total and mainly laid to lawn. At the front, adjacent to the driveway is a tennis court and close to this a detached, period timber summer house/studio.

The lawn continues past the summer house where a patio runs the width of the house and provides a lovely area for outside dining.

To the bottom of the garden there is a pond a number of flower beds and mature trees.

PROPERTY INFORMATION

Services: Mains electricity and water . Septic tank. Oil fired heating

Local Authority: Teignbridge District Council

Council Tax: Band G

EPC: E

Broadband: fibre to the property, current speed 900 Mbps

Directions

what3words: [///quest.tamed.battle](https://www.what3words.com/quest.tamed.battle) - EX2 9QQ



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

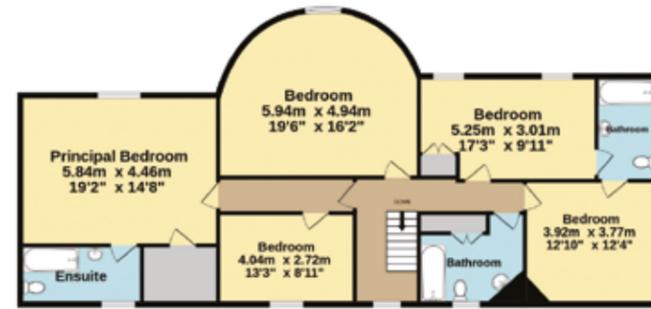
Ground Floor
259.4 sq.m. (2792 sq.ft.) approx.



Ground Floor



1st Floor
139.2 sq.m. (1498 sq.ft.) approx.



First Floor



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Approximate Gross Internal Area = 398.6 sq.m. (4290 sq.ft.) approx.

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.

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