



4 LYNDHURST ROAD

Exeter, Devon



AN ELEGANT GEORGIAN STYLE TOWN HOUSE SET IN THE HEART OF ST LEONARD'S

Offering refined period charm and beautifully proportioned living spaces

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Sitting room | Study | Kitchen/dining room | Family room | Utility room

First Floor: Principal bedroom/shower room suite | Four further bedrooms and two bathrooms

Outside: Garage | Parking | Front garden and walled back garden

Distances: Exeter City Centre 1 mile, St David's Station 2 miles, M5 (Junction 30) 3.5 miles, Exeter Airport 5 miles
(All distances are approximate)

SITUATION

Lyndhurst Road is one of the premier residential streets in Exeter, in the heart of St Leonard's, Exeter's most prestigious and popular residential area, known for its quiet tree lined roads and avenues fronted by elegant Georgian villas and Victorian and Edwardian town houses, yet on the doorstep of the city centre. Nearby is the Magdalen Road shopping parade, with independent shops, delicatessen, butcher, fishmonger, bakeries and pub, and close by is a Waitrose store.

The thriving city centre is an easy walk away, with Princesshay shopping centre, John Lewis department store, the museum, restaurants and the cathedral and Cathedral Green, surrounded by historic buildings. Nearby is the Royal Devon and Exeter Hospital and, also within walking distance, is historic Exeter Quay, with waterside walks, shopping, dining and leisure activities.

There is a good choice of both state and private schools, including St Leonard's Primary, Exeter School, The Maynard School for girls and Exeter College. The city is also home to one of the UK's top universities. There is an excellent range of cultural, leisure and sporting facilities, with theatres, cinemas, Exeter Golf and Country Club, David Lloyd Club at Sandy Park, home to Exeter Chiefs rugby, and Exeter City F.C.

There is easy access to the M5 motorway at Junction 30, stations with mainline connections to London (Paddington and Waterloo) and an airport with both domestic and international flights. Near to the city is the beautiful River Exe Estuary, with its wildlife, pretty bankside towns and villages, walking, cycling, sailing and other water-sports. Further afield is the stunning South and East Devon coast, with its beaches, estuaries and sailing opportunities, and Dartmoor National Park, renowned for its spectacular scenery.



THE PROPERTY

4 Lyndhurst Road is an elegant semi detached town house of typical Georgian style, with sash windows beneath a hipped roof. The entrance driveway leading to the integral garage provides parking space for at least two cars, and the house overlooks a lawned front garden with ornamental shrubs, trees and plants.

The house provides spacious family accommodation of considerable character and charm, the main rooms being well proportioned and high ceiled, with features such as shuttered windows, attractive fireplaces, picture rails and decorative cornicing typical of the architectural period.

From the driveway, the front door opens into the entrance hall, with doors to the large, elegant sitting room and the study at the front of the house, whilst to the rear is the spacious open plan kitchen/dining room with slate tiled flooring, fitted kitchen with island and breakfast bar, and the lovely light dining area with glazed roof and glazed doors leading out to the terrace and garden. Off the kitchen/dining room is the cosy family room, with French doors to the terrace and garden.





On the first floor, off the main landing, is the principal bedroom/shower room suite and two further bedrooms, with two more bedrooms and bathrooms off the rear landing.

Glazed doors from the kitchen/dining room and French doors from the family room open to the terrace at the rear of the house, with steps up to a walled garden with lawn fringed by ornamental shrubs and trees and a potting shed.

PROPERTY INFORMATION

Tenure: Freehold

Services: Pending

Local Authority: Exeter City Council: 01392 277888

Council Tax: Band G

EPC: Pending

Directions: EX2 4PA



Approximate Gross Internal Area
251.2 sq.m. (2704 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.

I would be delighted
to tell you more.

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