



4 Magdalen Road, Exeter, Devon





One of Exeter's finest homes

A magnificent Georgian house set in extensive gardens, complimented by contemporary ancillary accommodation.

Summary of accommodation

Main House

Ground floor: Entrance hall | Drawing room | Sitting room | Veranda | Kitchen/breakfast room | Study

First floor: Principal bedroom | Three further bedrooms | Bathroom

Second floor: Two bedrooms | Bathroom

Annexe

Ground floor: Gym | Hot tub | Shower

First floor: Open plan kitchen/dining/living room | Two bedrooms with en suite shower rooms

Extensive and established gardens | Private parking

In all about 0.66 acres

Distances

Exeter Central Station 1.2 miles, Exeter St David's 1.5 miles (London Paddington 2 hours 3 minutes), Exeter Airport 4.8 miles

(All distances and times are approximate)



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

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Hamish Humfrey
020 7861 1717
hamish.humfrey@knightfrank.com

Situation

St Leonard's is one of the most prestigious addresses in Exeter and offers a unique city lifestyle living, being on the doorstep of the city centre and Magdalen Road with its parade of shops. The centre of the cathedral city of Exeter is less than a mile 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 leisure centres, 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 mainline train stations are all within a mile and a half of the property. Trains run regularly to nearby regional 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 under five miles away, offering both domestic and international flights.

The city and wider area is well served by good private and state schools such as St Leonard's CofE Primary School and Exeter Mathematics School, both rated 'Outstanding' by Ofsted as well as The Maynard and Exeter School. Further afield but still within easy reach are Blundell's in Tiverton and Stover at Newton Abbot. The world-renowned University of Exeter is also less than two miles away from the property.

The property

4 Magdalen Road is positioned at the end of a private driveway, surrounded by around half an acre of established gardens and with ample private parking. The house is a superb example of Georgian architecture, with a striking symmetrical façade that creates a wonderful sense of arrival. Internally, the proportions and layout are typical of its era, with elegant room sizes, high ceilings and an abundance of natural light thanks to the sash windows that feature throughout.





From the welcoming entrance hall, the principal reception rooms and kitchen are accessed. The attractive country style kitchen forms the heart of the home, with a central island and attractive units, as well as an AGA and space for a large dining table.

The two main reception rooms face south west, both with French doors leading to the covered veranda overlooking the extensive lawn and gardens beyond, an ideal spot for outdoor entertaining or simply sitting and enjoying the surroundings. The rooms have some stunning original features such as panelling and ornate cornicing, and both have fire places. Also on the ground floor is a study, ideal for those who need to work from home.

An elegant Georgian staircase leads to the first-floor landing and bedroom accommodation. The elegant proportions continue on this level, with all four beautifully appointed bedrooms. A staircase leads to the second floor where there are a further two bedrooms and a bathroom.



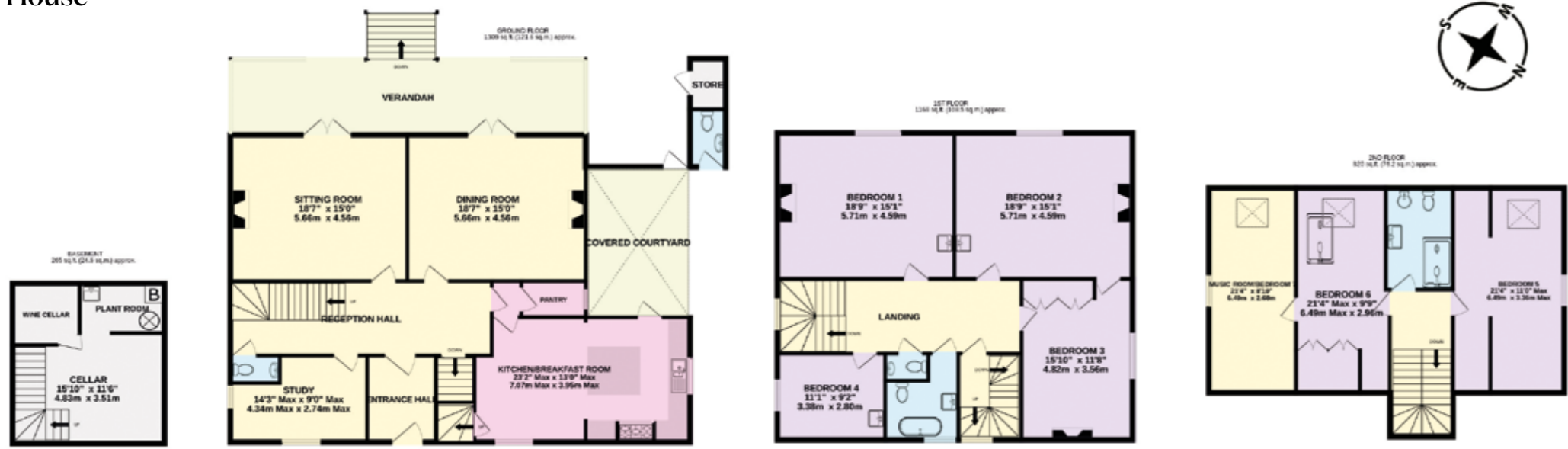
Annexe

Complimenting the house is a beautifully designed contemporary building, recently constructed and housing a superb gym area and hot tub on the ground floor with associated shower and storage, all finished to an exceptional standard. Extensive use of glass in the construction ensures there is plenty of natural light whilst maintaining a good level of privacy from the main house.

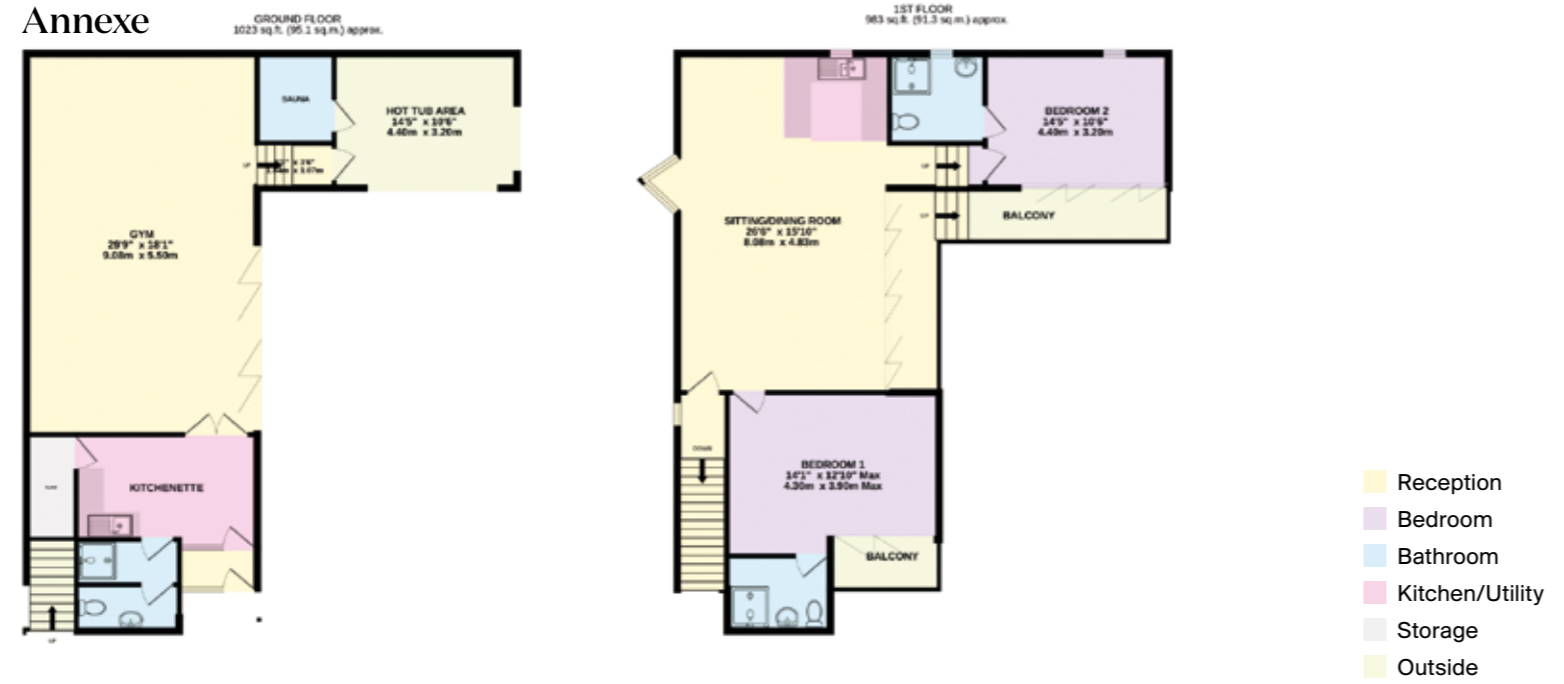
The first floor contains the living accommodation with an exquisite open plan kitchen, living and dining room complete with the latest high quality appliances. Also on the first floor are two bedrooms, both with en suite shower rooms and a wrap around balcony.



House



Annexe



Approximate Gross Internal Floor Area
 House: 3562 sq ft (330.9 sq m)
 Annexe: 2006 sq ft (186.4 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.



Gardens

4 Magdalen Road benefits from an unusually large and established garden for a city centre property. The gardens are what one might usually expect from a Georgian country house, with large swathes of lawn interspersed with established borders, high hedges and mature trees. Beyond the main lawn to the front of the house is a hidden garden with further searing areas and a pond. The garden has an abundance of trees including, walnut, hazelnut, apple, pear, fig, mulberry and elderflower. The high trees and established borders protect the privacy of the house, and the gardens are bordered on one side by an attractive red brick wall. There are also red and white grapes vines running along the boundary. The gardens extend to about two thirds of an acre in total.

Services

Mains gas, electricity, water and drainage.

Property information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band G

EPC Rating: D



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 September 2023. Photographs and videos dated September 2023.

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