



STAGS

4 Lyndhurst Road



STAGS
For Sale
01282 200000

4 Lyndhurst Road

St Leonards, Exeter, EX2 4PA

City Centre 1 mile

- 5 Bedrooms
- 3 Bathrooms (1 en suite)
- 3 Reception rooms
- Superb kitchen/breakfast/dining room
- Utility room
- Front & rear gardens
- Garage & ample off street parking

Guide price £1,250,000

SITUATION

No. 4 Lyndhurst Road is situated in St Leonard's, widely, and understandably, regarded as the most favoured residential area of the city. The property is within walking distance of all local amenities as well as the centre of the university and cathedral city of Exeter which boasts a wide range of sporting and leisure facilities, excellent dining, shopping, museum, theatre and sporting and recreational pursuits.

Magdalen Road has a cluster of mainly privately owned shops and services including a delicatessen, renowned butchers, award winning fishmongers, fruit and vegetable shop, boutique shops, bank, convenience store, public house, cafes and restaurants.

The property is ideally situated for the local private schooling, including Exeter School, Maynard's, and Exeter Cathedral School. The Royal Devon & Exeter and Nuffield Hospitals are situated nearby. Exeter has two mainline railway stations to London Paddington and Waterloo, whilst Exeter International Airport lies about four miles to the east of the city.

DESCRIPTION

No. 4 Lyndhurst Road has been completely modernised by the current owners who have created a wonderful family home whilst also retaining many period features including ceiling roses, picture rails, cornicing, sash windows and original shutters. The property, believed to have been built in the 1850s in the Italianate style, is Grade II Listed.



A stunning Grade II Listed attached property situated in quite possibly the most sought after residential address in Exeter





ACCOMMODATION

Entering through the front door one is greeted by a spacious reception hall with original flooring and a beautiful staircase winding around to the first floor. The drawing room enjoys a pleasant aspect to the front through the sash window and also has a stunning feature fireplace with working fire complete with ceiling rose and corning. The dining room/library again enjoys a pleasant aspect to the front through the sash window with original wooden shutters along with a feature fireplace. The kitchen/breakfast room is a wonderful addition to this already charming family home with an abundance of natural light via the full length glass sliding doors onto the garden and glazed glass roof. The kitchen area is based around a central island unit providing workspace and breakfast bar. There is a range of wall and base fitted units with built-in storage cupboards offering ample storage plus space for range-style cooker in recess. Of further note on the ground floor is a study which would also be an ideal playroom opening onto the rear gardens and door to the utility room with space and plumbing for washing machine and tumble dryer. This provides further access to the garden as well as into the garage. There is a cloakroom off the inner hall.

Off the half landing are two double bedrooms and two bathrooms. The main landing provides access to the master bedroom with a charming aspect to the rear overlooking the garden through the sash window. As well as wardrobes, this bedroom has an en suite shower room which in turn leads back onto the main landing. There are two further bedrooms, double in size, with a front aspect through the sash windows with ceiling roses and corning.

OUTSIDE

The property is approached via a flagstone driveway which provides parking for ample vehicles giving access to the garage. To the front of the property is an area of lawn with brick wall frontage. To the rear of the property is a charming garden surrounded by high walls which offers a good degree of privacy and features a large area of lawn as well as well stocked shrub borders and paved seating area. The single garage which has power and light provides very useful storage space or, if required, a workshop.

SERVICES

All mains services are connected.

DIRECTIONS

From the city centre proceed along Magdalen Road passing the various shops on the left. At the traffic lights, turn right into St Leonards Road and then take the next turning left into Wonford Road. Continue down Wonford Road and take the second turning on the left onto Lyndhurst Road. The property is found on the left hand side after approx 100 yards.





These particulars are a guide only and should not be relied upon for any purpose.



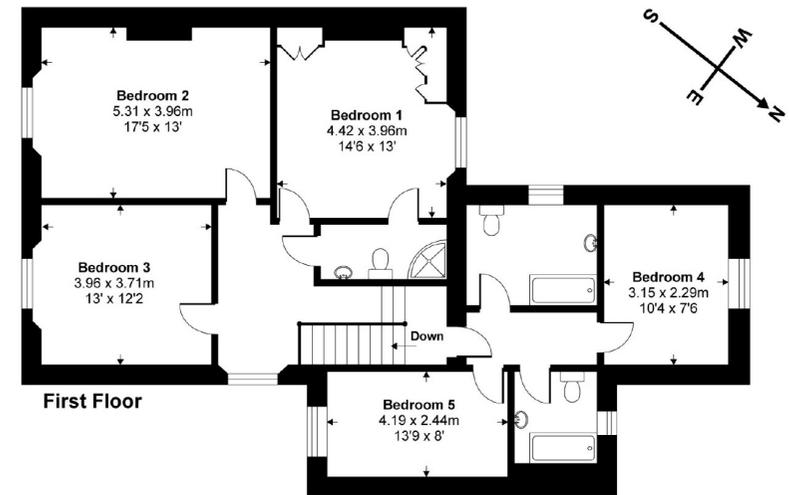
Stags

21/22 Southernhay West, Exeter, Devon,
EX1 1PR

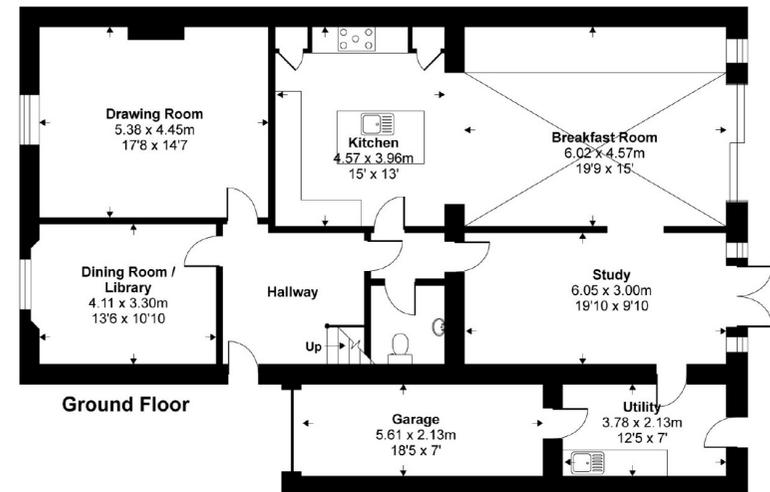
Tel: 01392 255202

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Approx. Gross Internal Floor Area
251.9 Sq Metres 2712 Sq Ft (Excludes Garage)



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale