





Roche Garden, Exeter, EX2 6LS

OIEO £620,000

Nestled in the sought after area of Countess Wear, Roche Garden presents an exceptional opportunity to acquire a spacious and meticulously maintained detached family home which was originally the show home for this small development.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk









Description

This lovely family home boasts five generously sized double bedrooms, including bedroom one with an en-suite bathroom, offering ample space for family living and entertaining.

The Property:

Front door straight into porch area, door through to large entrance hall.

As you step into the property, you're greeted by a spacious and welcoming reception hall. This area features a convenient cloakroom and a staircase leading to the first floor, setting the tone for the generous proportions found throughout the home.

A good sized sitting room with dual-aspect windows and sliding patio doors that open onto the rear garden. A central gas fireplace, set within a marble surround, adds a touch of sophistication and warmth to this inviting space.

Adjacent to the lounge, the formal dining room offers an ideal setting for entertaining guests or enjoying family meals. Its seamless connection to both the sitting room and kitchen enhances the flow of the living space.

The study is tucked away for privacy and provides a quiet retreat with commanding views over the garden, making it perfect for remote work.

Well appointed kitchen & breakfast room.

The kitchen is equipped with wooden wall and base units, built-in appliances, and ample countertop space.

Located off the kitchen, the utility room includes space for white goods and provides direct access to the garden and the integral double garage, adding to the home's practicality.

Ascending to the first floor, a generous landing leads to four double bedrooms, - ideal for a dressing room or children's bedroom, each offering comfortable living space.

Bedroom one features its own en-suite bathroom, complete with a double shower cubicle, providing a private sanctuary within the home.

The family bathroom is fitted with a white suite and includes a separate shower, catering to the needs of a busy household.

Garden: A good-sized enclosed garden to the rear which is mainly laid to lawn, a variety of well-established trees and shrubs. The patio to the rear of the garden offers an ideal space to sit out and enjoy alfresco dining. There is a large fish pond and the rest of the garden is mostly laid to lawn with outside tap and a gate allowing separate access.

Fully insulated double garage with additional gravelled parking space







At a Glance:

Five Spacious Double Bedrooms
Bedroom One with En-Suite
Three Versatile Reception Rooms
Modern Kitchen and Breakfast Room
Utility Room with Garden Access
Insulated Double Garage
Driveway
Original Show Home
Fantastic Location
Great Transport Links

Property Information:

COUNCIL TAX: Band G

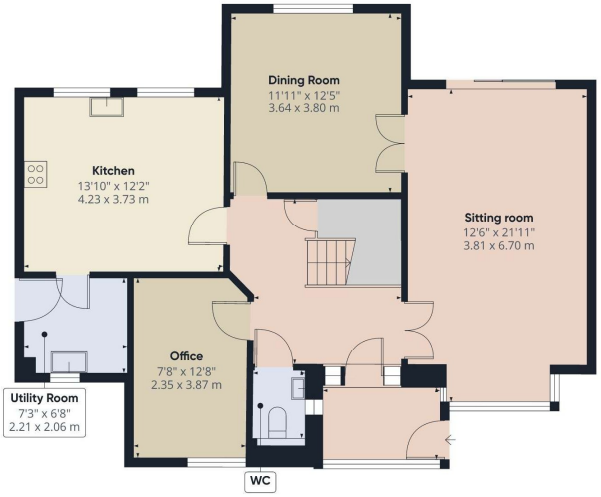
SERVICES: Mains Gas, Electric, Water & Drainage

HEATING: Gas Central Heating

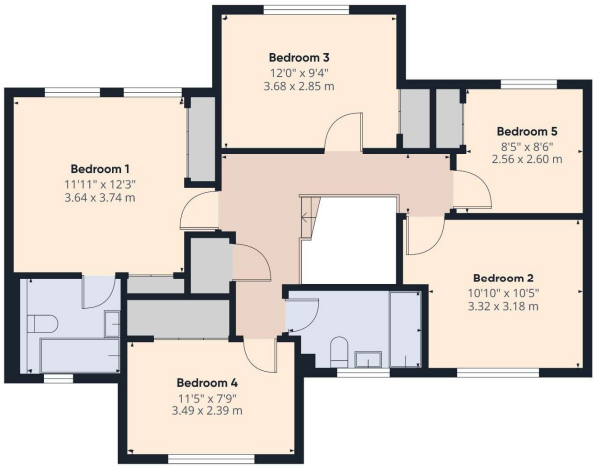
MOBILE: Signal Dependant on Provider

BROADBAND: Full Fibre Broadband. Checked on Openreach November 2026.

TENURE: Freehold



Ground



Floor 1



Ground

Winkworth

Approximate total area(1)

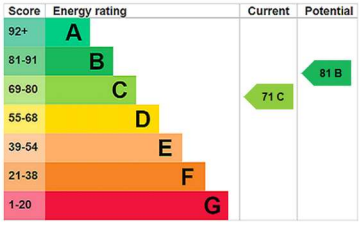
1695 ft²

157.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk