

STAGS

Woodlands


COCK INN





Woodlands,

Higher Marley Road, Exmouth, Devon, EX8 5DT

Exmouth seafront (3.2 miles), Exeter city centre (11 miles), M5 Junction 30 (6.6 miles)

An exceptionally spacious five bedroom executive family home offering almost 3,800 sq ft including the garage, set within approximately 0.34 acres on the edge of Woodbury Common, with excellent access to Exmouth and Budleigh Salterton beaches and some of East Devon's best golf courses.

- 5 bedrooms, 3 bathrooms
- No onward chain
- Good sized level plot of around 0.34 acres
- Spacious accommodation
- Freehold
- Recently upgraded
- 3,342 sq ft of accommodation plus 449 sq ft attached double garage
- Large garage and ample driveway parking
- Close to Woodbury Common
- Current council tax band: G

Guide Price £1,000,000

Stags Exeter

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

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

Positioned on the edge of Woodbury Common and moments from Woodbury Park and East Devon Golf Club, Woodlands combines substantial five-bedroom accommodation with excellent access to Exmouth and Budleigh Salterton beaches.

Exmouth itself offers a comprehensive range of amenities including supermarkets, independent shops, cafés, restaurants and excellent leisure facilities.

The area is well-served by transport links, including a railway station with direct services to Exeter, good local bus routes and easy access to the M5 motorway and Exeter International Airport.

ACCOMMODATION

Woodlands is a substantial and beautifully presented family home, providing approximately 3,342 sq ft of living accommodation plus a large 449 sq ft garage, giving a total footprint of almost 3,800 sq ft.

At the front, newly upgraded electric gates open onto a large driveway providing parking for a number of cars.

The front door opens into a porch, with a further door leading into the entrance hall, where stairs rise to the first floor and there is access to a useful cloakroom.

The dining area lies directly ahead and leads through to a delightful conservatory, enjoying tiled flooring and French doors opening onto the garden. To the left is a spacious dual-aspect sitting room, featuring a front aspect window, attractive exposed brick fireplace and further French doors providing direct access to the garden.













On the opposite side of the hall is the well-appointed kitchen/breakfast room, centred around a large island with seating and complemented by a Range cooker. From the kitchen, a door leads into a separate games room, complete with bar area and direct access to the garden. A useful utility room leads off the games room and provides access to the large garage.

Stairs rise to the first floor where there are five bedrooms. The principal bedrooms benefit from en suite shower rooms and walk-in wardrobes, with one also enjoying a balcony overlooking the garden. There are three further bedrooms and a family bathroom.

OUTSIDE

Woodlands is located in a good sized, level plot of around 0.34 acres in total. To the front is a spacious driveway and parking area leading to a large, attached garage. To the rear the garden is mainly lawn with a patio adjacent the house, covered entertainment area and a detached timber lodge/summer house.

UTILITIES

Current council tax band: G
Tenure: Freehold
Utilities: Mains electricity and mains water
Drainage: Septic tank
Heating: Oil fired central heating
Standard, Superfast and ultrafast broadband available. O2, Three, EE and Vodafone mobile networks available (Ofcom).

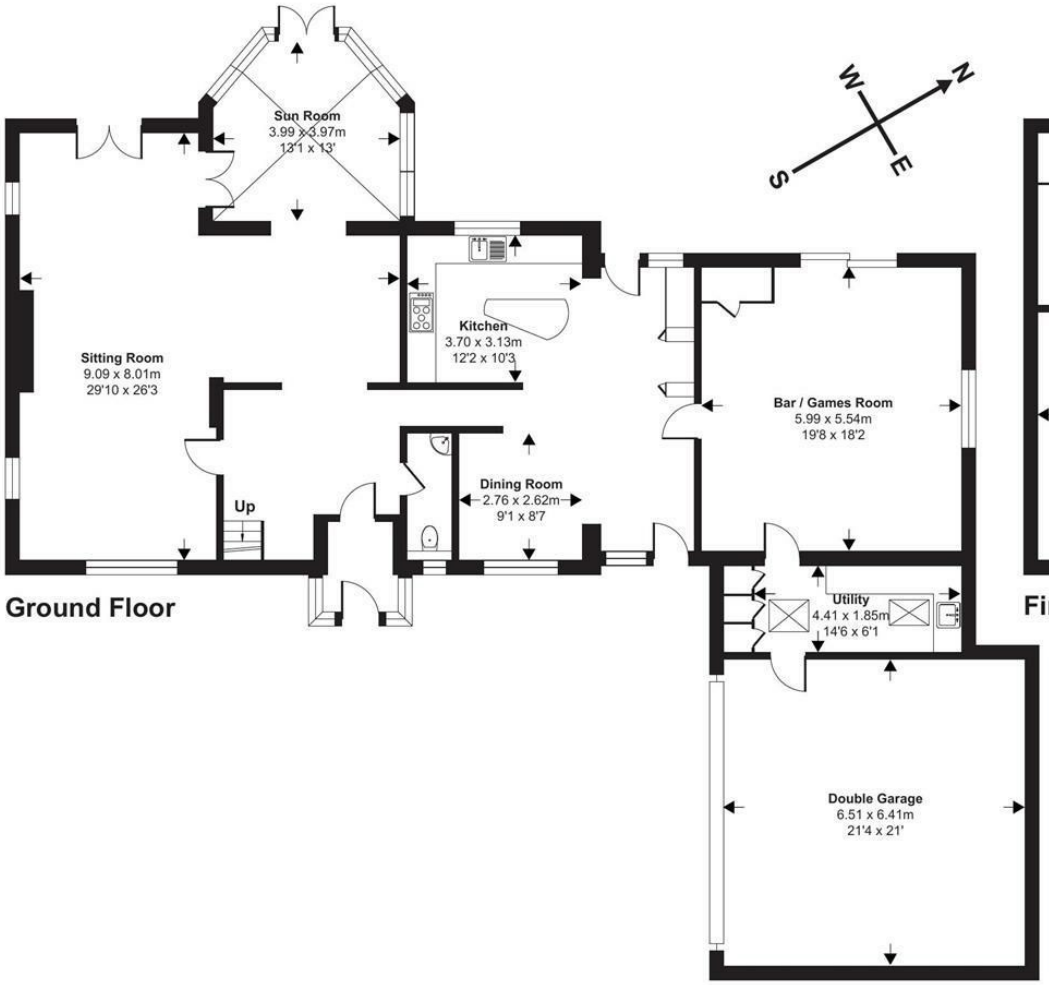
DIRECTIONS

What three words: ///skirt.both.found

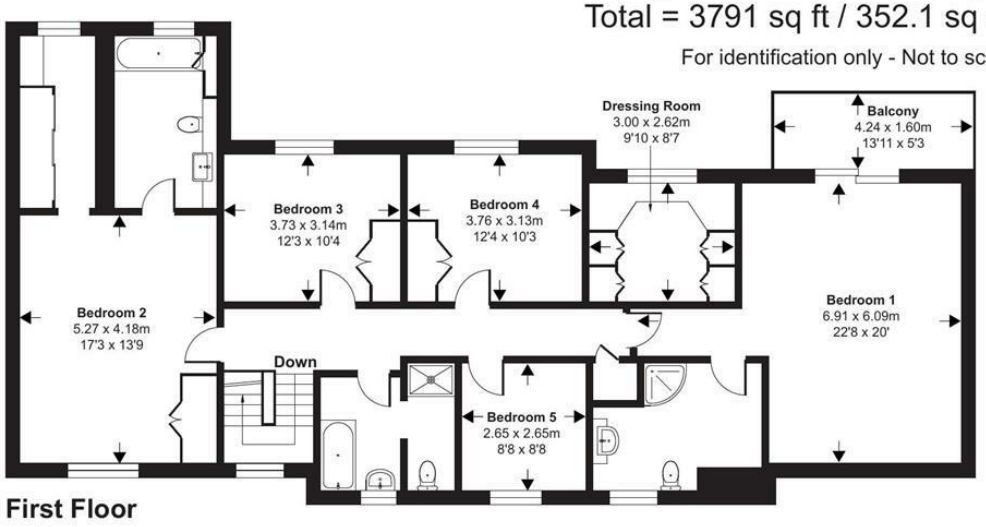
AGENTS NOTE

The seller advises there is a historical rent charge on the property dating back to 1931. Please speak to the agent for more details.

Approximate Area = 3342 sq ft / 310.4 sq m
Garage = 449 sq ft / 41.7 sq m
Total = 3791 sq ft / 352.1 sq m
For identification only - Not to scale

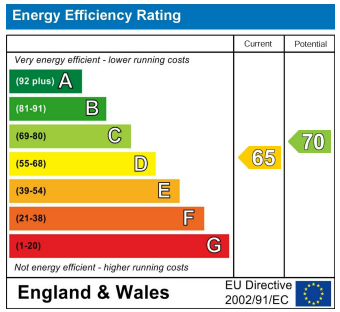


Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1498732



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










STAGS