



41 Wonford Street Exeter, EX2 5DQ

A very attractive Grade II Listed semi-detached period residence with impressive walled grounds extending to approximately one third of an acre. A stone pillared entrance with substantial timber gates give way to a gravelled drive which widens in front of the property to give excellent turning area and off road parking for several vehicles. Well established wisterias can be found along the front side boundary wall and outside rear entrance. Historically, the property is half of what used to be a single rural dwelling called Vine Cottage which, over 200 years ago, was then located in an agricultural hamlet, South Wonford, just over a mile and a half by foot from the centre of Exeter. Records of the house, including maps, extend back to the early 19th century but it is thought to date back even further when Wonford Village was an important manor with his own Great House. During the 19th and 20th centuries, extensions have been built on to the earlier core building to make it a large 4 bedroom house. The impressive grounds have, at some point in history, been run as a market garden. In more recent times the gardens have been imaginatively designed, landscaped and cultivated to be highly productive while retaining a sizeable level lawn (approx. 14m x 13m).

Guide Price £550,000

41 Wonford Street

Exeter, EX2 5DQ



- Entrance Hall
- Utility Room, Cloakroom WC
- Gas Central Heating
- Off Road Parking for Several Vehicles
- Living Room, Study
- 4 Double Bedrooms
- Large Corner Plot Gardens (approx. one third of an acre)
- Kitchen/Diner with Walk-in Pantry
- Bathroom & Shower Room
- Garage/Bike Store & Covered Seating Area

Entrance Hall

13'4" x 4'6" (4.08 x 1.38)

Study

10'7" x 10'3" (3.24 x 3.14)

Living Room

17'6" x 10'11" (5.34 x 3.33)

Kitchen/Diner

17'10" x 12'7" (5.46 x 3.86)

Utility Room

9'4" x 8'3" (2.87 x 2.54)

Cloakroom/WC

On The First Floor

Landing

Inner Landing Area

Bedroom 1

13'3" x 12'7" (4.06 x 3.86)

Shower Room

7'1" x 5'6" (2.18 x 1.69)

Bedroom 2

14'11" x 8'3" (4.55 x 2.52)

Bedroom 3

11'4" x 9'5" (3.47 x 2.88)

Bedroom 4 (currently used as studio)

12'6" x 8'5" (3.82 x 2.58)

Family Bathroom

Grounds & parking approx. 1/3 of an acre



Directions

Travelling from Exeter proceed through the centre of Heavitree passing Tesco Express on your left. At the next traffic light junction turn right on to Butts Road. Take the second left on to Wonford Street and keep straight. The gated entrance for 41 Wonford Street will be found approximately 500 yards on the on the left.



Floor Plan



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	64