

Meadowbank, Perridge Close







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Exeter, Devon, EX2 9PX

Exeter Cathedral (1.7 Miles), Ide (0.8 Miles), St Davids Station (2 Miles)

A substantial and beautifully positioned detached residence, enjoying an exclusive private location with exceptional far-reaching views.

- Private road setting in an exclusive cul-de-sac
- Approximately 2,693 sq ft of accommodation
- Four well-proportioned bedrooms
- Landscaped gardens with summer house
- Council tax band: G
- Far-reaching views from both aspects
- Versatile layout with multiple reception rooms
- Driveway parking and double garage
- Newly installed roof
- Freehold

Offers In Excess Of £995,000

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SITUATION

Meadowbank is tucked away in a peaceful cul-de-sac, approached via a private drive, and occupies an elevated position on the western fringes of Exeter. The setting offers a rare combination of privacy and convenience, together with particularly attractive far-reaching views from the front of the property.

The property lies approximately under 2 miles from Exeter city centre, which provides a comprehensive range of amenities including excellent shopping, dining and leisure facilities, as well as well-regarded schools and the renowned University of Exeter. The city is also known for its historic quayside and impressive Exeter Cathedral.

There is excellent access to the M5 motorway, together with the A30 and A38, providing convenient links to the wider region, including Dartmoor National Park and the South Devon coastline. Mainline rail services to London are available from Exeter, and Exeter Airport offers a range of domestic and international flights.

The property is situated within the Alphinbrook Conservation Area, and the highly regarded village of Ide is within easy reach, offering a good range of local amenities including a village shop, primary school, church and two popular public houses. The surrounding area provides an excellent balance of city accessibility and nearby countryside, making it particularly well suited to a variety of lifestyles.

DESCRIPTION

Meadowbank is an impressive and generously proportioned detached home, extending to over 2,600 sq ft and offering a highly adaptable layout suited to modern family living. The property combines well-balanced accommodation with a wonderful sense of light and space, enhanced by its elevated position and notable outlook to the front. The house provides a variety of reception rooms alongside a spacious kitchen/breakfast room, creating a natural hub for day-to-day living, while also allowing for more formal entertaining if required. The bedroom accommodation is equally well arranged, with several rooms enjoying far-reaching views across the surrounding area.

Externally, the property is complemented by attractive and thoughtfully arranged gardens, along with ample parking, a garage and a useful outbuilding. Overall, Meadowbank offers a rare opportunity to acquire a substantial home in a private and convenient setting, with the added benefit of outstanding views.













ACCOMMODATION

The property is entered via a welcoming entrance hall, which sets the tone for the generous proportions found throughout. The principal reception rooms include a well-sized sitting room and a dining room, both featuring open fireplaces and offering excellent spaces for relaxing and entertaining. A separate study/snug provides flexibility for home working or additional living space. The kitchen/breakfast room is well appointed and forms the heart of the home, with ample space for informal dining and direct access to the garden. This is complemented by a utility room and adjoining boot room, providing practical day-to-day functionality.

On the first floor, the accommodation is arranged around a central landing, leading to four well-proportioned bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a family bathroom. Several of the bedrooms take full advantage of the property's elevated position, enjoying particularly fine views to the front.

OUTSIDE

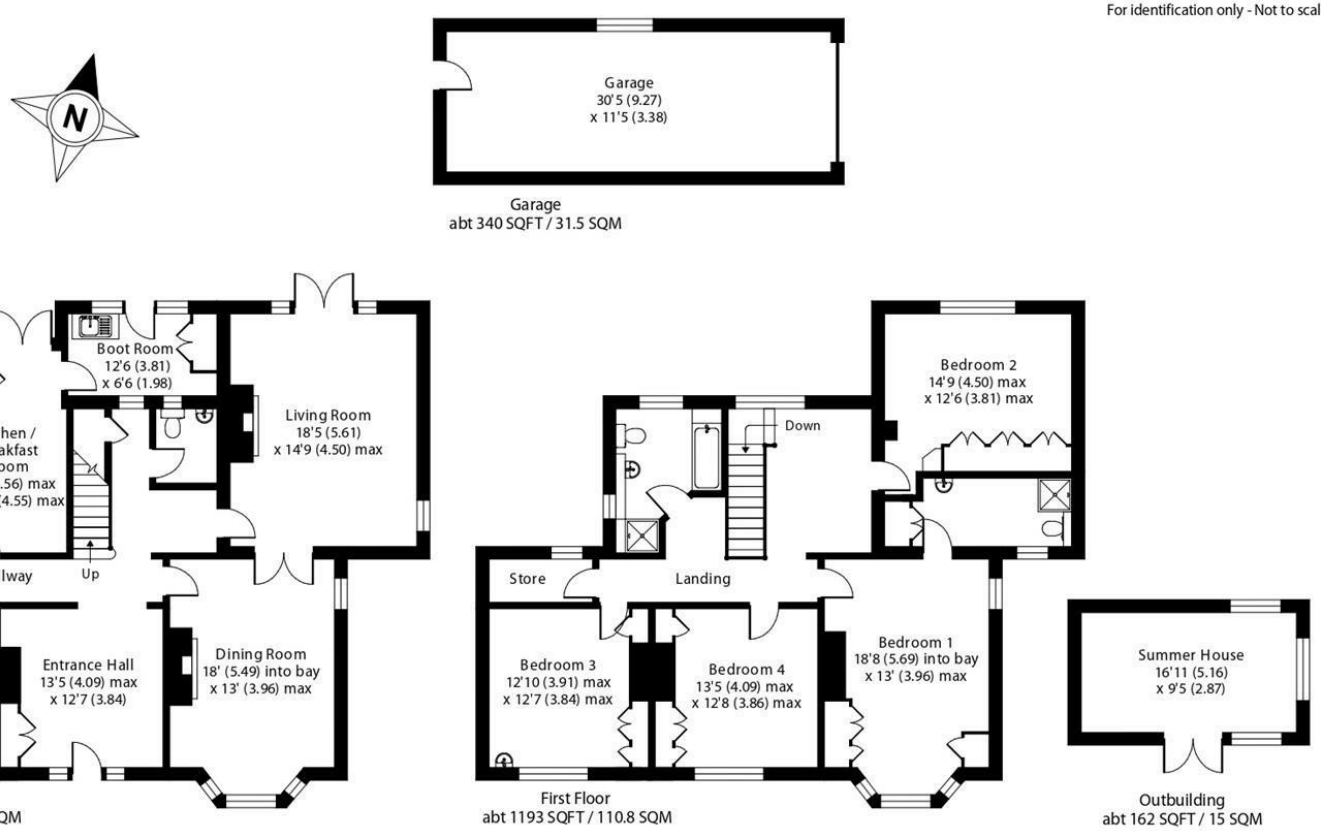
The property is approached via a private road, leading to a generous driveway providing ample parking and access to a detached double garage. The front of the property is attractively set back, with established planting and, importantly, enjoys far-reaching elevated views which form a standout feature of Meadowbank.

To the rear, the gardens are thoughtfully landscaped and arranged over tiers, creating a variety of seating and entertaining areas. In addition to their design and privacy, they also take advantage of the property's elevated position, enjoying similarly far-reaching views and across to Exeter Cathedral. The grounds are well stocked with mature shrubs and planting, offering both seclusion and seasonal interest. A summer house/outbuilding provides a versatile space, ideal for use as a studio, home office or leisure room, with power and lighting connected.

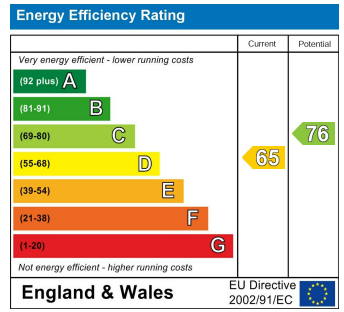
SERVICES

Utilities: Mains electric, gas, water, drainage, telephone and broadband
Heating: Gas central heating
Tenure: Freehold
EPC: D(65)
Council tax band: G
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).
Part share in management company for private road maintenance and ownership - Approximately £25 pcm.

Approximate Area = 2693 sq ft / 250.1 sq m
Garage = 340 sq ft / 31.5 sq m
Outbuilding = 162 sq ft / 15 sq m
Total = 3195 sq ft / 296.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.



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