



HOLLAND PARK

EXETER, EX2 7JE



Robert Williams

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“With a spacious & versatile layout, excellent eco credentials and a magnificent garden, the property is difficult to fault”.



HOLLAND PARK

EXETER, EX2 7JE

Set within one of Exeter's most sought after developments; Holland Park, this exceptional detached home offers a rare opportunity to enjoy sustainable living in style. Built by award-winning Heritage Homes, the property forms part of an exclusive collection of Zero Carbon Homes. With triple glazing, underfloor heating, and owned solar panels generating annual income, this residence delivers both comfort and eco-conscious credentials. The current owner has made some significant improvements during their ownership, not least to the garden which has been transformed into a lush sanctuary with a plethora of plant species, making it a gardeners dream.

THE PROPERTY

Built by award-winning local developer Heritage Homes, the property forms part of an exclusive collection of zero-carbon houses designed with sustainability and comfort in mind. Every element reflects high quality and attention to detail – from the sleek, energy-efficient construction to the bright, spacious interiors.

The accommodation extends to approximately 1,800 sq ft and is arranged over two floors. A welcoming vaulted entrance hall leads to a stunning open-plan kitchen, dining and family space; the true heart of the home, with stylish fitted units, central island and integrated appliances. Bii-fold doors open onto the landscaped rear garden. A separate sitting room provides a more formal living area, complemented by a living flame gas fire and dual aspect windows that flood the room with natural light.

Upstairs, all four bedrooms are spacious doubles, with two enjoying en-suite shower rooms and three benefitting from built-in wardrobes, while the others are served by a beautifully finished family bathroom.

With central heating including underfloor heating throughout the ground floor, triple glazing, solar panels, and high-performance insulation, the home offers excellent energy efficiency and low running costs.





OUTSIDE

To the front there is a paved driveway providing off-road parking and access to a single garage. Adjacent is a lawn area with mature planted borders.

The rear garden is a real pièce de résistance. It has been carefully cultivated with an array of species, intertwined with lawn and seating areas. When viewed from the house it borrows from the green spaces beyond, creating a lovely sense of seclusion.

THE LOCATION

Holland Park enjoys a prime position on the Eastern edge of Exeter, offering a perfect blend of peaceful surroundings and city convenience. This prestigious development is moments from excellent local amenities, including Exeter Golf and Country club.

The city centre, RD&E Hospital and St Luke’s Campus are all within easy reach, while the M5, A30 and Exeter Airport provide superb transport links across the region and beyond.

For those who love the outdoors, Ludwell Valley Park and the Exe Estuary Trail offer beautiful walks and cycle routes, and the South Devon coast is just a short drive away. Holland Park is ideal for families and professionals seeking contemporary living in one of Exeter’s most desirable residential locations.



4



bedrooms

3



bathrooms

2



receptions

3



car spaces

Local Authority:

Exeter City Council

Council Tax Band:

F

Tenure:

Freehold

Heating:

Gas Central Heating

Services:

Mains water and drainage

Energy Efficiency Rating:

B





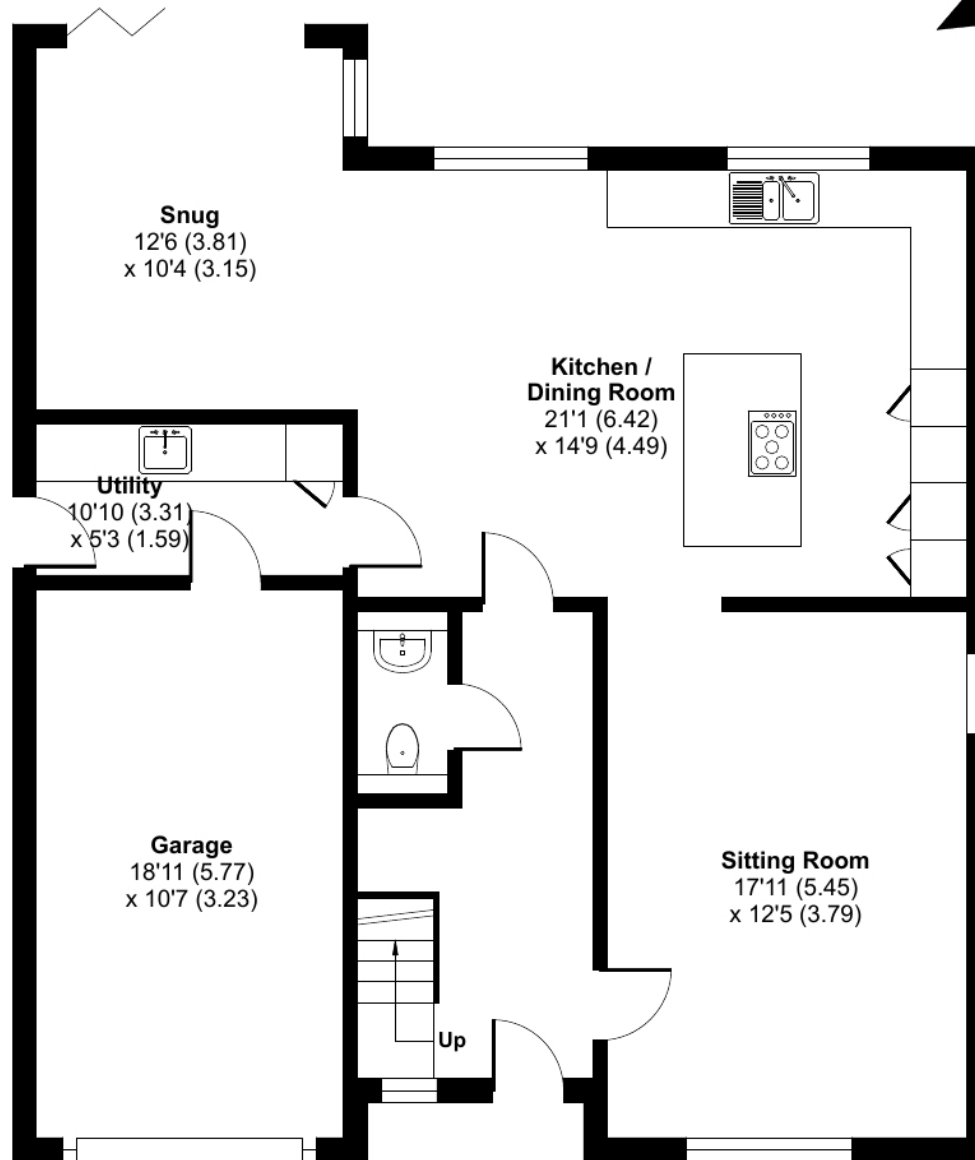
Holland Park, Exeter, EX2

Approximate Area = 1914 sq ft / 177.8 sq m

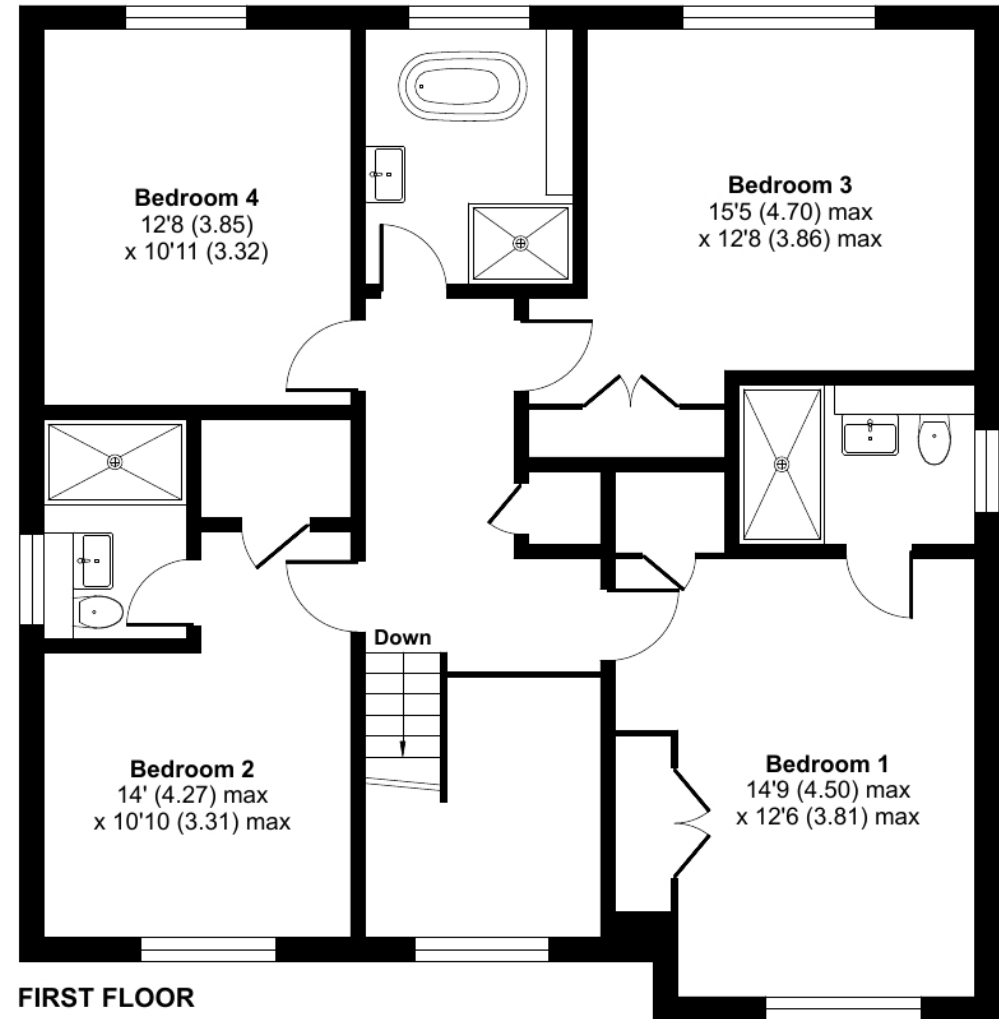
Garage = 200 sq ft / 18.6 sq m

Total = 2114 sq ft / 196.4 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). © nitchecom 2025. Produced for Robert Williams Ltd. REF: 1361629





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.