



Kahiwi House, Aspen Close, Exeter, EX2 5RZ


SOUTHGATE
ESTATES

£995,000

Guide Price





Kahiwi House, Aspen Close

This exquisite contemporary modern home was designed to exacting standards, and offers a wonderful combination of open-plan living with ample natural light, high ceilings and an exceptional quality finish throughout. The four well-proportioned bedrooms are complemented by a fabulous 51 foot open-plan living room, with windows to all four aspects. Designed with efficiency in mind, the property benefits from high standards of insulation, solar panels and a modern heat-pump central heating system, with underfloor heating throughout.

Set in generous, gently undulating landscaped gardens, the property enjoys a leafy setting in the Broadmeadow area of Exeter, where a selection of mature trees, including silver birch and cedar, offer both areas of shade and a natural habitat for wildlife. There is a sun-terrace to the master bedroom, a feature pond carefully placed in an inner courtyard, and an award-winning side and courtyard garden.

Internally, the main open-plan living space comprises a beautifully appointed kitchen, with bespoke cabinetry, granite worktops and a feature breakfast bar. Windows face all four aspects, offering exceptional levels of natural light, and full-height glazing looks over the attractive inner-courtyard, where the fish pond provides a relaxing extension to the indoor living space.

Ample space is available in the remainder of the open-plan area for a dining table, whilst the lounge area has a wonderful built-in media wall electric fire. A half-flight of beautifully crafted oak stairs lead down to the internal hallway, where doors open to the family bathroom, three of the bedrooms and the back door leads to the central courtyard garden area.



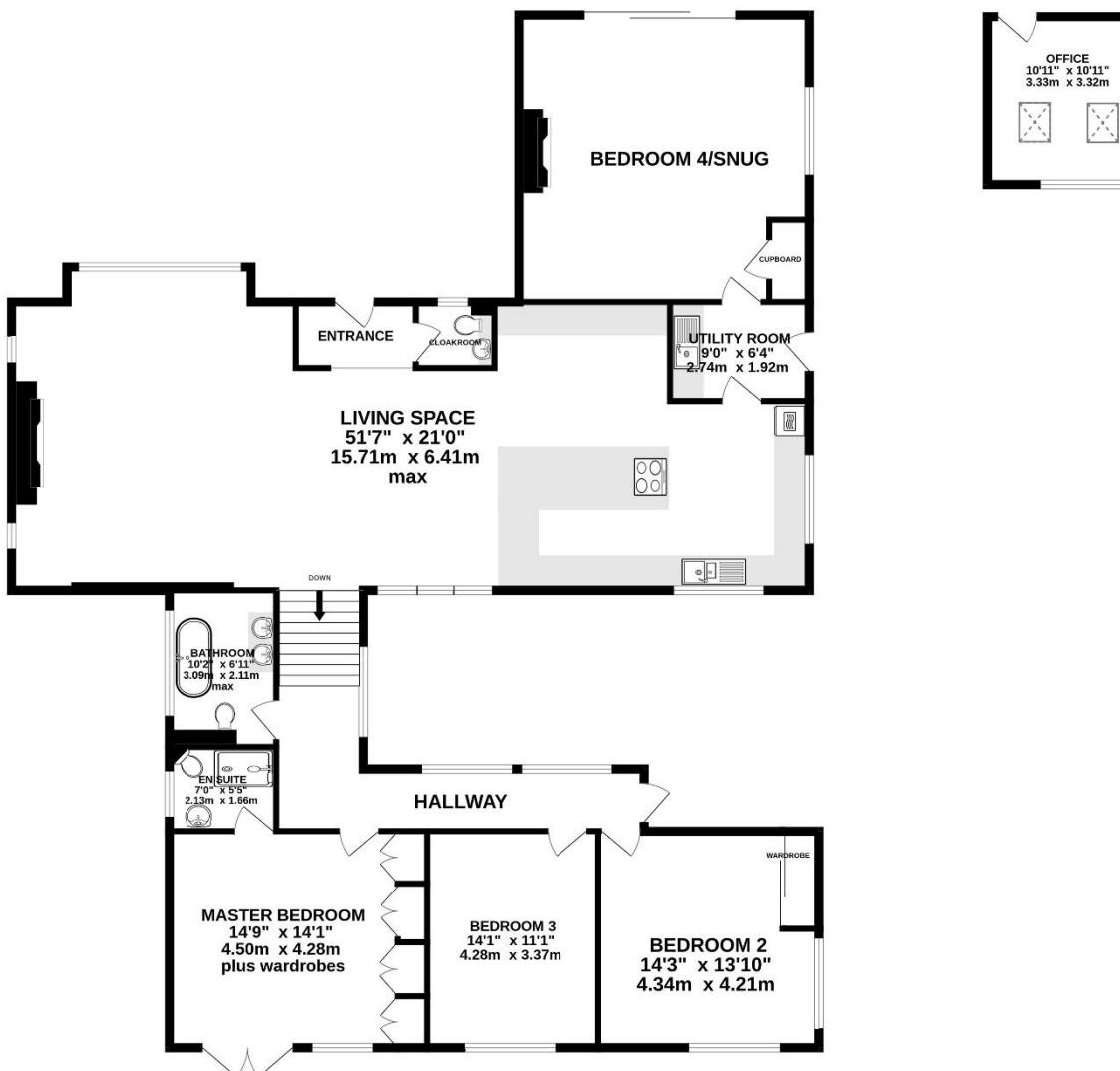
The master suite is located to the rear aspect and has patio doors opening onto a sun terrace, where steps lead down to the garden. There's also a well-appointed en-suite shower room. Two further double bedrooms are also located along the rear of property, as well as the family bathroom with its modern four-piece bathroom suite. The fourth of the double bedrooms is located at the front of the property and is accessible from the main living area, with windows to the side and front aspects. This room is currently being used as an additional living space.

The grounds extend to approximately 0.32 acres. To the front is a walled courtyard, offering private parking for around 4 cars and benefitting from electrically operated gates and an electric vehicle charging point. From the front courtyard, a side gate leads around to the rear garden into the award-winning Japanese-style garden and then to a charming and secluded seating area. The path continues around the side of the house to the landscaped gardens to the rear, which are mainly laid to lawn and have a woodland area. A further recent addition is the insulated garden cabin building, which benefits from its own heating and provides a great space for a studio, gym or office. To view this wonderful home, internal viewing through the agents is highly recommended.

Property Information Tenure: Freehold. Council tax band: E.

- *Four Double Bedrooms*
- *Architecturally Designed*
- *Landscaped Gardens*
- *Beautifully Presented*
- *Detached House*
- *Off-Road Parking*





TOTAL FLOOR AREA : 2283 sq.ft. (212.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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