



Waterside

**Clifton House** 39 The Strand, Topsham, Exeter

**STRUTT & PARKER**



## Clifton House

39 The Strand, Topsham,  
Exeter EX3 0AY

An exceptional six bedroom  
Grade II Listed riverside house  
in this popular estuary

Exeter 4 miles

Entrance hall | Open plan kitchen/breakfast room | Sitting room | Dining room | Family room | Library | Drawing room | Study | Utility room | Downstairs WC | Master bedroom with dressing room and ensuite bathroom | Five further bedrooms, two with ensembles | Family bathroom

River views | Double garage | Additional parking | Riverside garden | Private rear garden

### The property

Clifton House is one of the finest houses in Topsham, in an enviable position close to the water's edge. Restored by the current owners, whilst maintaining the original features, the flexible and spacious living space creates a stunning family home. Estuary views are enjoyed from the house and the riverside garden.

The entrance hall with a Jacobean staircase to the upper floors leads to all the main reception rooms. To the right is the bright open plan kitchen/breakfast room, with its bespoke kitchen units, granite work surfaces, Aga and Belfast sinks, and leads in turn to the sitting room. Double doors from the sitting room lead out onto the terrace and gardens. A utility room, downstairs WC and study are also at the rear of the ground floor. The dining room and snug are found to the left of the entrance hall. Upstairs, on the first floor, the master bedroom has stunning views over the riverside garden to the Haldon Hill. It benefits from a dressing room and ensuite bathroom. Three further bedrooms are on this floor, two ensuite and bedroom six accessed from the ground floor rear hall.

Bedroom six and the study below could have the potential to serve as an annexe. On the second floor are two further bedrooms, a family bathroom and a loft room currently used for storage.

### Location

Clifton House lies in the popular town of Topsham, on the eastern banks of the River Exe. There is an extensive range of boutiques and shopping facilities in Topsham, which is also well known for its award winning restaurants and inns. There is a train station providing links to Exeter and London. Topsham has a thriving yacht club and is readily accessible to both Exeter Golf & Country Club and Woodbury Park Golf Course.

Exeter, approximately four miles away is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping, including John Lewis, and restaurants. There is also a Waitrose supermarket in the city. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard whilst Exeter University is recognised as one of the best in the country.

The M5 motorway at Exeter provides links to the A38 to Plymouth or the A30 to Cornwall to the South and Bristol and London to the North and East. There are regular rail services to London Paddington from Exeter in just over 2 hours. Exeter International Airport provides an ever increasing number of domestic and international flights including two flights a day to London City Airport.

### General

**Services:** Mains gas, electricity, water and drainage.

**Local Authority:** Exeter City Council, Civic Centre, Paris Street, Exeter, Devon, EX1 1JN

























## Outside

Clifton House has two gardens. To the front of the property there is a parking area, lawn and terrace. Steps lead down to the River Exe and a small mooring suitable for tender or a small rowing boat or dingy.

The garden to the rear is mainly laid to lawn with established topiary hedges, well stocked borders and a large terrace, ideal for al fresco dining and entertaining. Steps lead from the terrace to a lawned garden with further seating areas. The double length garage has access to the front and rear of the house providing a space to store a small boat or garden machinery as well as parking. There is also a kitchen garden and greenhouse.

## Directions

On entering Topsham continue straight over the roundabout onto Fore Street, continue along the one way system to the second mini roundabout and take the third exit onto The Strand. Continue down the road past Strand Court on the right and Clifton House is located on the left hand side of the road.

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

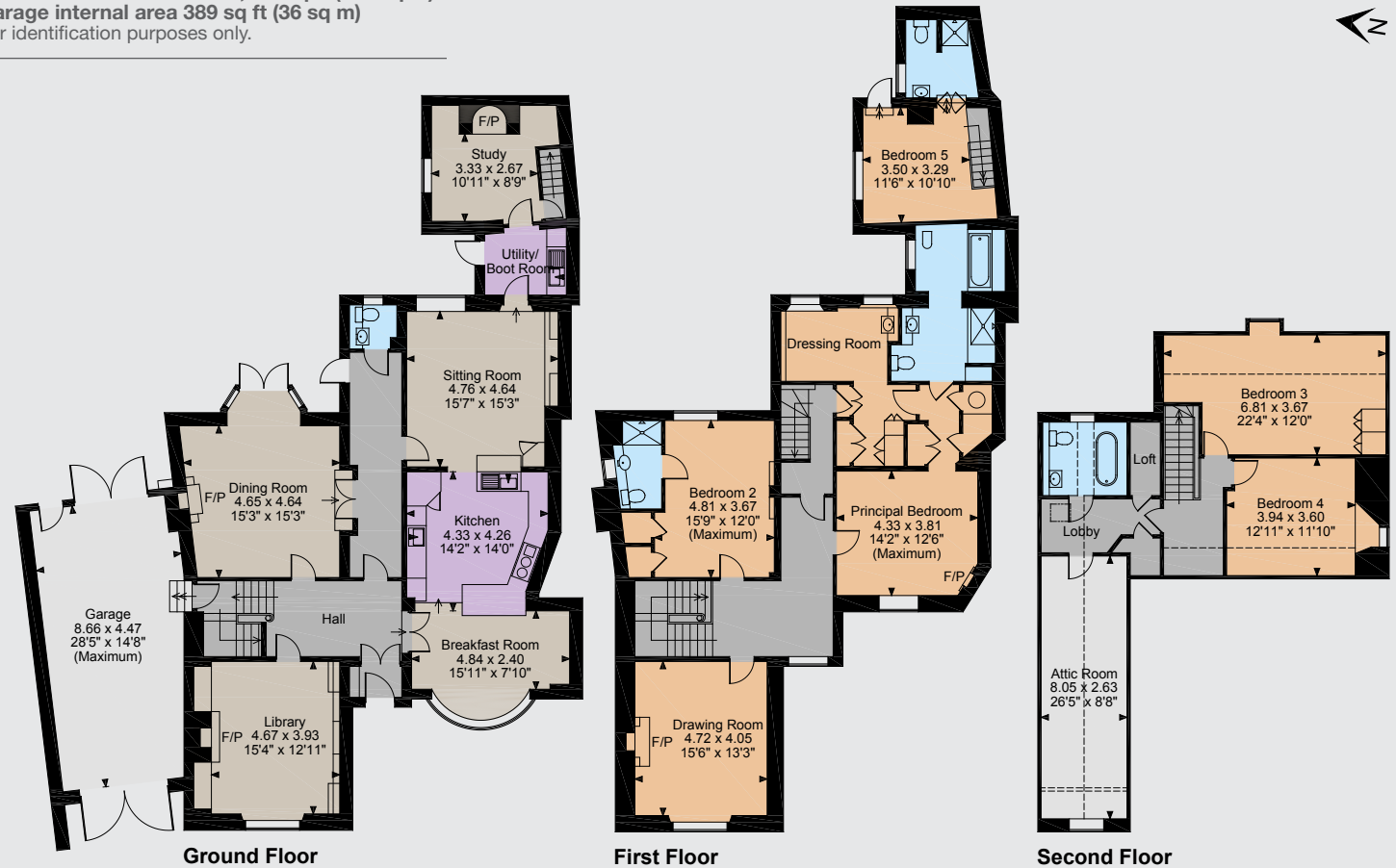
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52 offices across England and Scotland,  
including 10 offices in Central London

**Floorplans**  
**Main House internal area 3,711 sq ft (345 sq m)**  
**Garage internal area 389 sq ft (36 sq m)**  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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