



1 Regency Drive
HOLLAND PARK, EXETER

WG Wilkinson
Grant & Co



1 Regency Drive

Holland Park

EXETER

Substantial, high specification family residence in a most exclusive address, just moments from Exeter Golf & Country Club. This former show home offers bright, spacious open-plan living space of over 30ft. Four double bedrooms, wrap-around garden and double garage, as well as solar panels.



2028 sqft



4 Bedrooms



Wrap-Around Garden



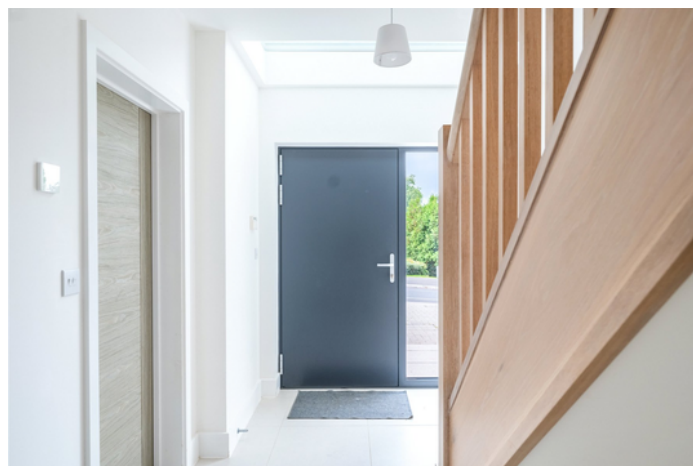
2 Bathrooms



No Onward Chain



Double Garage & Driveway





HOME HIGHLIGHT

Enjoy effortless entertaining in the bright, open plan living and dining space.



THE PROPERTY

Introducing 1 Regency Drive, an executive family residence in a rare and prestigious position overlooking Exeter Golf & Country Club.

This perfectly positioned home with views onto the manicured grounds of Exeter Golf & Country Club is privately tucked away on an extremely sought after residential development of high-quality homes.

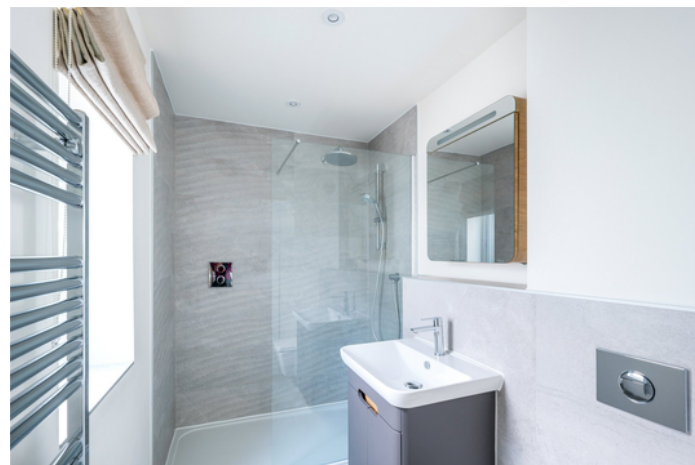
This fantastic family home, built by Heritage Homes, is as versatile as it is welcoming, offering over 2,000 sq ft of beautifully proportioned accommodation.

The familiar open plan concept allows for a gorgeous, bright, and airy flow across the ground floor, culminating in an impressive 32ft Kitchen/Dining/Living Room. This spectacular space is designed for modern living and entertaining, featuring bifold doors that open seamlessly onto a wonderfully private and secluded garden lined with mature trees.

Upstairs, the home boasts four generous double bedrooms, two of which capture truly breathtaking views across the Golf Course. The luxurious principal suite offers a dedicated, spacious bedroom area, a superb walk-in wardrobe, and a high specification ensuite bathroom. A further bedroom includes built-in wardrobes, completing the thoughtfully designed upper floor.

Set on a favourable corner plot, the outside space is equally impressive. The garden is amply sized and benefits from multiple orientations providing maximum sunlight exposure throughout the day. A path wraps around the property, leading to a double garage with an electric up-and-over door and convenient personnel access.

True to the Heritage Homes promise, this property is built for the future, incorporating modern efficiencies such as PV solar panels and underfloor heating for optimal comfort and sustainability.





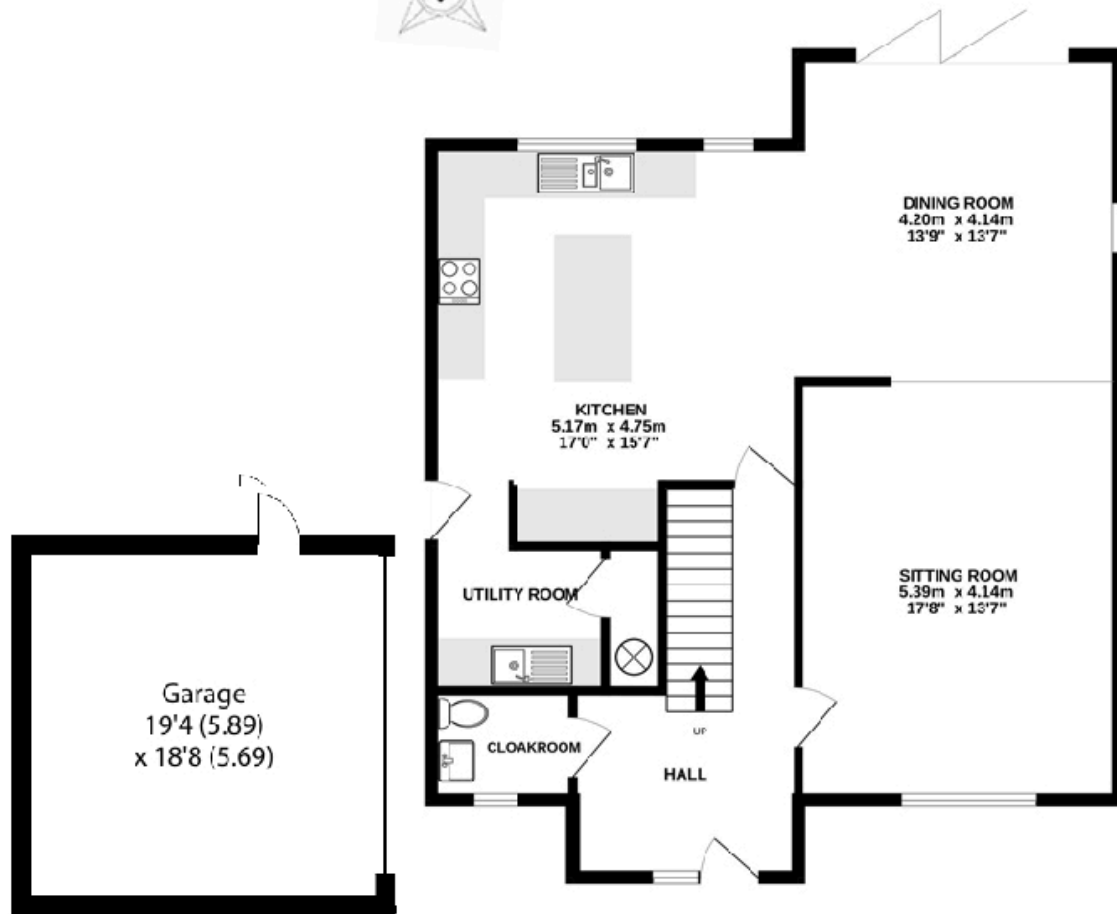
THE LOCAL AREA

Situated adjacent to Exeter Golf and Country Club, Regency Drive is located off the prestigious Old Rydon Lane and is set in calm and serene surroundings, adjacent to the beautifully maintained grounds of the Grade II Listed Newcourt House.

Located just 2.8 miles from Exeter city centre, with the nearby Newcourt rail station together with regular bus services providing easy access to the city. There is also good rail access to London, Paddington and Waterloo station from Exeter St Davids Station, and Exeter International Airport is within 5 miles. There are plenty of cycle routes to Exeter city centre and the nearby town of Topsham.

With leafy lanes and green open space all par for the course, it is clear to see why this is such a desirable address.

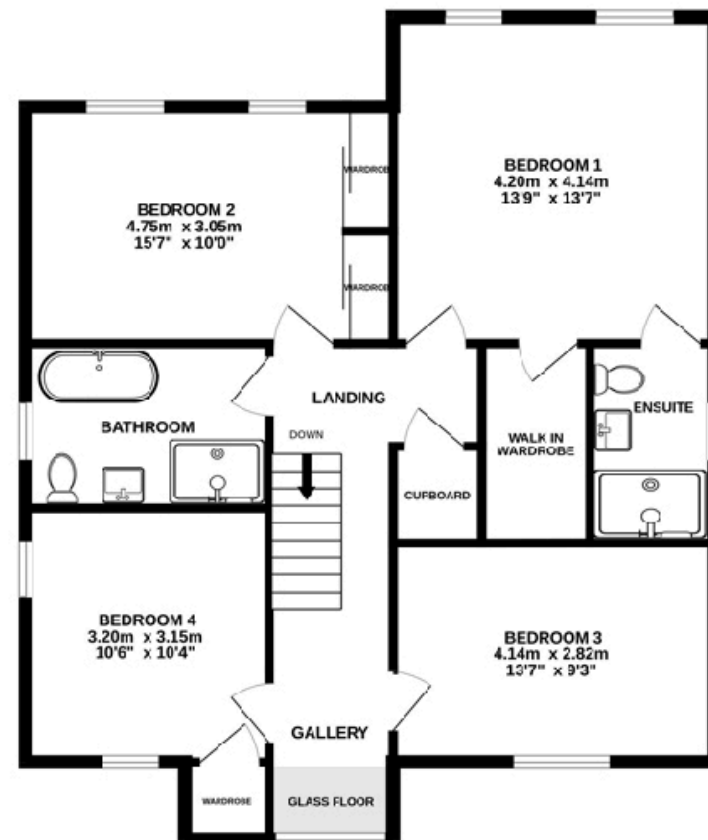
GROUND FLOOR
82.7 sq.m. (890 sq.ft.) approx.



Garage
abt 360 SQFT / 32.5 SQM

TOTAL FLOOR AREA : 165.2 sq.m. (1778 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

1ST FLOOR
82.5 sq.m. (888 sq.ft.) approx.



1 Regency Drive

EX2 7SN

VIDEO TOUR AVAILABLE

Speak to the Agent
or Book a Viewing



DIRECTIONS:

From Exeter take Topsham Road to Countess Wear roundabout. Turn left onto the ring road and take right-hand lane. Turn first right into Old Rydon Lane. After a short distance turn right into Holland Park, continue straight onto Regency Drive and the property can be found on the left hand side.

Postcode for Sat Nav: EX2 7SN

What3Words: ///option.empty.dine



Heating is Mains supplied.
Underfloor Heating to ground floor - wet system.



Mains Drainage



Electrics is Mains supplied



Broadband - fibre optic to property. Potential to connect to BT & Sky in the area. Ultrafast Speed: 1000mbps



Water is Mains supplied



Several Mobile Networks currently show as available (02, Virgin, 3, Vodafone, EE)
Landline not currently in contract.

ENERGY PERFORMANCE CERTIFICATE:

Score	Energy rating	Current	Potential
92+	A	96 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Read the full report [here](#)

AGENTS NOTE:

The Management company is The Green (Exeter) Limited (Co. Regn. No. 11580275) however, the developer Heritage Homes are managing whilst the development is completed. We understand that there will be a maintenance fee however, the figure is yet to be determined and has not been collected.

The vendor advises that the income from the solar panels is negligible, approx. £50 pa.



Freehold



Council Tax Band G



Detached



Conservation Area N/A

WG

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