



RICHMOND GROVE

HEAVITREE, EXETER



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Welcome to Richmond Grove, a stunning new high-end development of two new houses and twenty-three new apartments all with private parking set on a quiet residential road near the most direct route into Exeter City Centre from the M5.

The nucleus of this luxury development is the two linked late Georgian houses that once formed the main building of Bramdean private school, a locally-listed heritage asset. These historic properties and several other existing structures - notably the school's chapel - have been converted following an organic process that has allowed the buildings to dictate how they are divided.

Combined with the cohesive, respectful design approach of the newly built houses, the result is a development that is at home both within itself and among its local surroundings. Bursting with new outdoor amenities - including individual car parking with electric car charging, extensive bike storage, landscaped private gardens, and prioritising ground-level entrances, the development achieves a perfect balance and deliberate gentle contrast with the original buildings' Georgian period setting.

Richmond Grove's diverse range of sympathetically-converted contemporary apartments and newly built homes is a huge asset to the local area. From first-time buyers to those seeking the ideal city centre second home - capitalising on the peaceful location but easy arterial access - Richmond Grove will appeal to almost anyone who wants to enjoy the full yet relaxed lifestyle Exeter has to offer.



ABOUT THE DEVELOPER

KHP Group specialises in the conversion of heritage, and often listed, buildings into high-end contemporary homes.

The developer brings together a team of people with diverse specialisms, ensuring exceptional project outcomes, management, and deadline and budgetary planning. Innovative solutions and problem forecasting minimise any disruptions to project completion.

Highly skilled in-house interior designers combine with the extensive architectural design and surveying experience of Philip Bailey Architects to identify and unlock the potential of overlooked and unloved buildings.

High-quality fittings designed to complement and enhance the lifestyle of those who live in the homes they build are their trademark. As is the fact that the homes they build are certified for mortgage purposes by an insurance backed high street warrantee provider, guaranteeing the by in-house architects, guaranteeing the financing of the homes.

Operating throughout the south-west of the UK, the award winning KHP Group has a history of delivering outstanding returns for investors across a broad range of residential developments throughout Devon and Cornwall.



OUR STORY

KHP Group specialises in the conversion of heritage, and often listed, buildings into high-end contemporary homes. The origins of Richmond Grove stretch back to 1834, when four houses were built on the-then eponymous road. Other buildings were swiftly constructed nearby, including Belmont - later Collingwood House - which became the heart of Bramdean School when it opened in 1908.

A hallmark of the expansion Exeter underwent in the 19th century, the Georgian-period homes of Richmond Grove were in continuous residential use until the school opened. First an all-girls institution and later all-boys, the school was adored by generations of students until complications forced its closure in 2020.

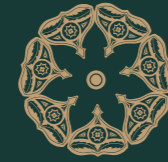
With a history like this, paying considerate respect to the heritage nature of the existing structures was paramount in the development process of the original School House. The overriding goal has been to reinstate the historic fabric, simplifying the plan and returning the buildings closer to their original form.

An extensive review highlighted the unsympathetic alterations and an addition analysed where the original walls, doors, and entrances were. No preconceptions as to the most suitable number of apartments were permitted. The only aim was the best use of the space in creating high-quality homes.

A similar approach was used to create the newly built homes on the site. Cues as to appropriate proportions and massing were taken from both existing on-site and nearby structures. The materials used were designed to unify the buildings, but create subtle aesthetic differentiations.

This can be seen in how the new Mews House and the magnificent new Bramdean Villa balance street presence with a scale that isn't dominated by the partly new and partly converted Music House (formerly the chapel) with respect paid to neighbouring buildings and the local area as a whole.





KEY CONNECTIONS

Exeter offers excellent road, rail, and air links to the south-west, the wider UK, and beyond.

By Road

Richmond Grove is set just back from the main arterial route between Exeter City Centre and the M5. This provides easy links with Bristol, Birmingham, Cardiff, and the M4 for London. Alternatively, enjoy a scenic route to London and the south-east along the A30/ A303.

By Bus

The central location of Richmond Grove lends itself to convenient access to many central bus stops, with the closest stop just over a minutes walk away.

By Rail

Exeter has two mainline railway stations - Exeter Central and Exeter St Davids. Regular services depart to destinations across the UK, while local train stations cover regional lines. London is little more than 2 hours away by rail.

By Air

Exeter International Airport is only a short distance from the city centre, offering flights to a broad range of national and international destinations.





PLACE TO VISIT

Exeter rests at the mouth of the river Exe, surrounded on all sides by beautiful green parks, countryside and the picturesque coastline of the south-west of England.

From Exeter, lovers of exploring the natural world will find themselves inundated with attractive local options. The rolling hills, forests, and stacked stone walls of Dartmoor National Park are only a short distance away to the west, offering hikers and casual walkers alike a stunning unspoilt landscape to explore.

To the east, the East Devon Area of Outstanding Natural Beauty is dotted with quaint towns and villages and a subtly different landscape that runs along the coastline before spreading deep inland.

Closer to Exeter, excellent cycle paths enable travel around the charming estuary while you can hop aboard local ferries to Topsham - a historic maritime town famous for its restaurants and sunsets - or Exmouth and its golden sandy beaches, the gateway to the famous World Heritage Jurassic Coast.

It's not just nature lovers who will find the local area a rich source of opportunities for exploration and entertainment though. From the huge array of watersports options available to the vibrant food, arts, music, and culture scenes, Exeter is the perfect base from which to fully engage with everything the south-west has to offer.





A PERFECT LIFESTYLE CHOICE

Exeter is a lively historic city with a strong and growing commitment to ethical shopping and greener living. A thriving foodie scene and large numbers of artistic and cultural events complement many opportunities for community interaction.

Visit independent hotspots like the recently redeveloped and thriving Quayside with its restaurants, cocktail bars, and sports and watersports facilities. Stop by trendy areas like Fore Street, Paris Street, and Magdalen Road. Or take a stroll down cobbled Gandy Street, allegedly the inspiration for Diagon Alley in the Harry Potter books.

The city's huge range of independent shops rub shoulders with the high-end fashion boutiques and contemporary high street stores of the renovated Princesshay shopping centre, watched over by the glorious gothic peak of Exeter Cathedral.

Yet Exeter also offers the chance to live a slower, greener, more relaxed pace of life. The city's many green parks and sometimes bustling areas like Exeter Quay are also excellent spots for a relaxed morning walk. You can also choose to get around on the city's Co Bikes and Co Cars, a fleet of electric and low-emissions hire vehicles.

With the highly-rated Exeter University and a number of excellent schools contributing to the life and culture of the city, Exeter is the perfect lifestyle choice for anyone looking for a city that balances peace with people. Not to mention great connections with the rest of the south-west and the UK beyond.



MEWS HOUSE



MEWS HOUSE



MEWS HOUSE



- | | | | | | | | |
|---|----------------|---|----------------|---|------------------------|---|--|
| 1 | BRAMDEAN VILLA | 3 | MEWS HOUSE | E | ELECTRIC CHARGER POINT | ■ | EXTERNAL COMMUNAL AREAS MAINTAINED BY FREEHOLDER |
| 2 | MUSIC HOUSE | 4 | RICHMOND HOUSE | ■ | UNIT PRIVATE GARDEN | ■ | FREEHOLD UNIT PRIVATE GARDEN |





MUSIC HOUSE



MUSIC HOUSE



BRAMDEAN VILLA



BRAMDEAN VILLA



MUSIC HOUSE



BRAMDEAN VILLA



MEWS HOUSE

BRAMDEAN VILLA

The original Georgian beauty of the historic Bramdean School had become over-developed by the time the school closed. The development of the site has hugely reduced the density of buildings, yet it was essential to achieve a wholesome balance. To this end, this single, unique Bramdean Villa in a contemporary yet sympathetic style was added.

The heart of this luxury home is the extensive and spacious open-plan living-kitchen-dining area. A large kitchen island and two pairs of double French windows opening onto the private landscaped back garden make this a wonderful space for entertaining or simply a comfy evening in.

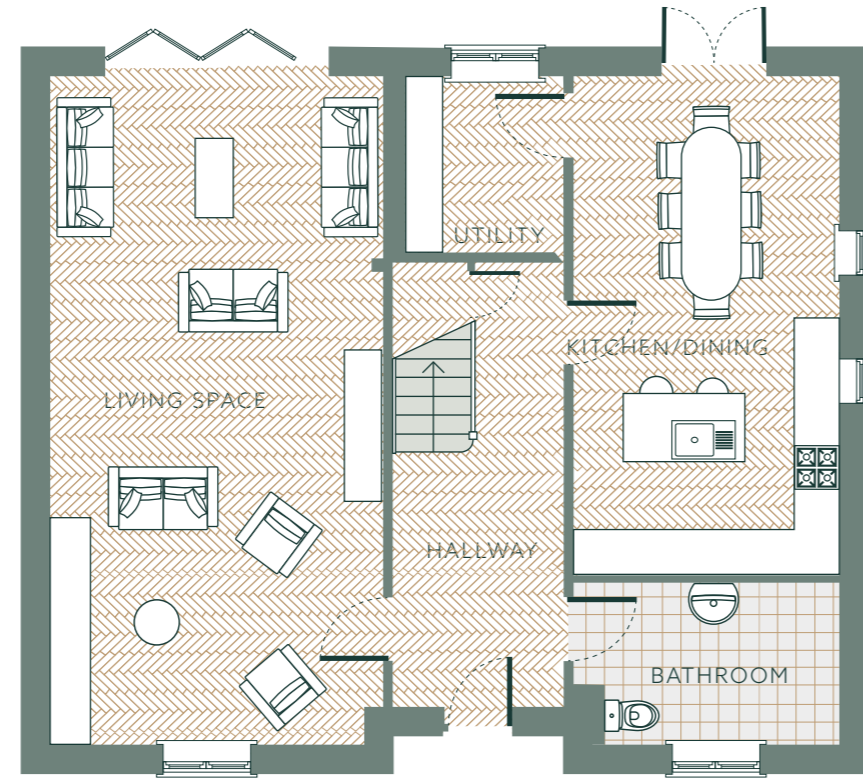
Completing the ground floor, a large study - a great space in which to work from home - and downstairs bathroom and utility room are separated from the main living space by the hallway that leads upstairs.

At the top of two short flights of stairs you will find a generous master bedroom with ensuite and walk-in dressing room as well as one further double bedroom with ensuite and a roomy single with immediate access to the house main bathroom.

This exciting modern family home would also suit retired couples or occupiers looking for single-level living, with the study offering an excellent opportunity for conversion into a further bedroom.

Private bike storage, off-road parking for at least two vehicles on the private driveway, and convenient external-access storage to the rear complete this exceptional offering.

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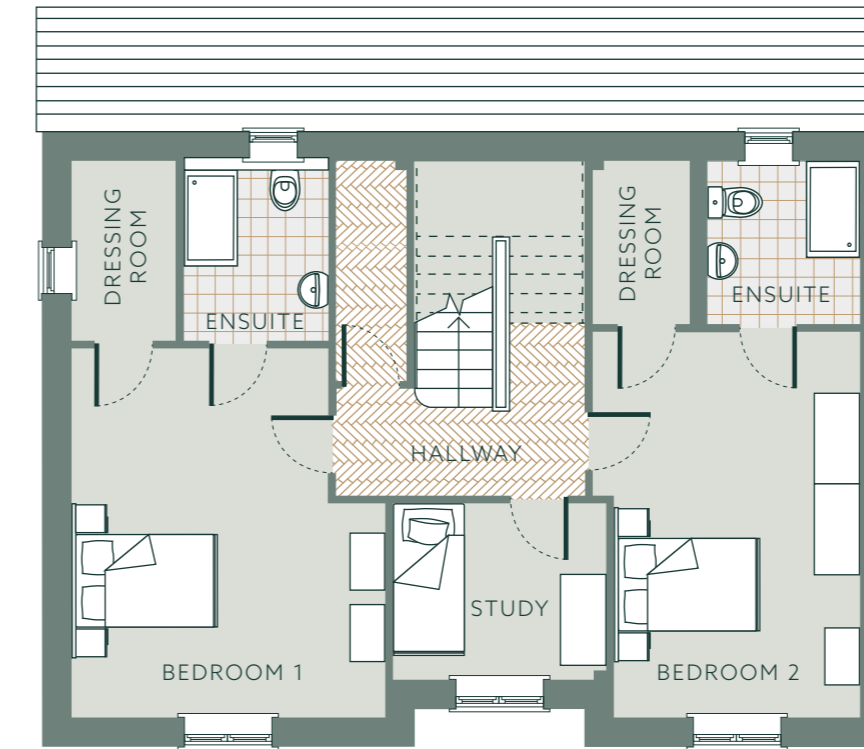


GROUND FLOOR

DIMENSIONS

Living Space	4390mm x 8831mm
Kitchen / Dining	3510mm x 6600mm
Utility	2290mm x 2390mm

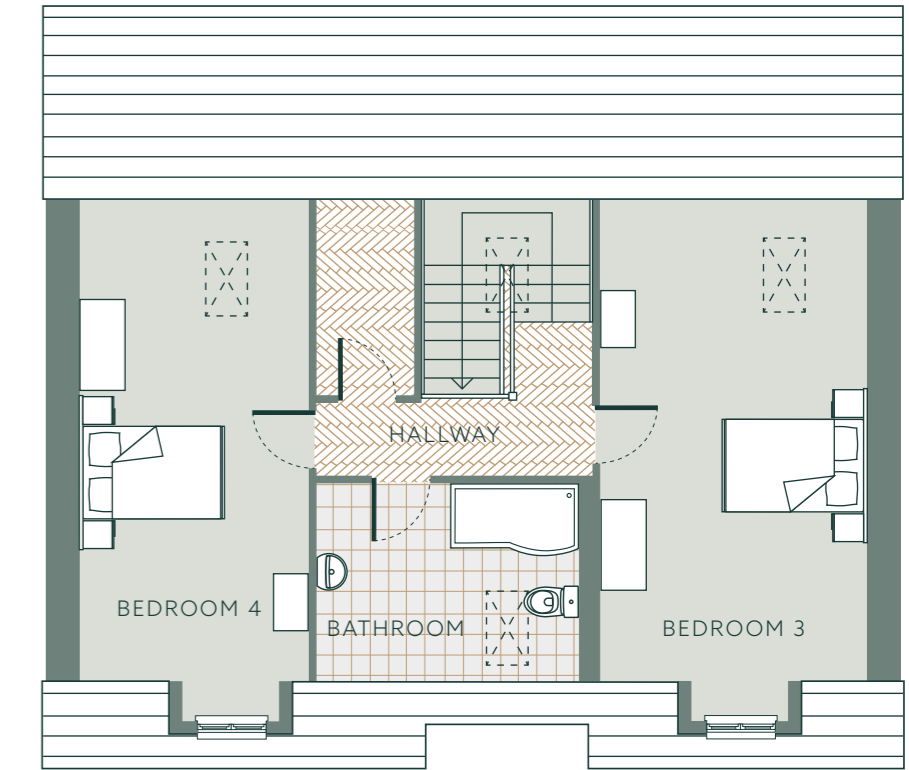
BRAMDEAN VILLA



FIRST FLOOR

DIMENSIONS

Bedroom 1	4150mm x 4882mm	Bedroom 2	3258mm x 5103mm
Dressing Room	1405mm x 2406mm	Dressing Room	1234mm x 2175mm
		Study	2730mm x 2816mm



SECOND FLOOR

DIMENSIONS

Bedroom 3	3540mm x 5969mm
Bedroom 4	3040mm x 5969mm



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MEWS HOUSE

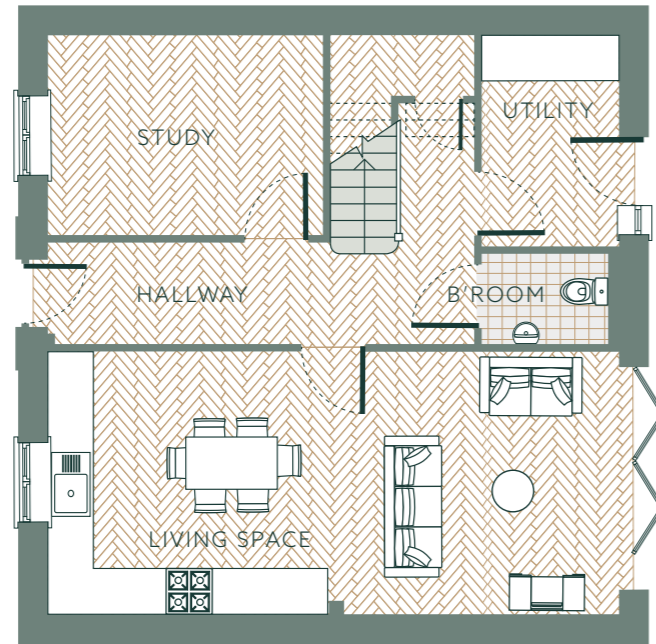
One of the key design principles of Richmond Grove is that any new elements should subtly contrast with the existing historic buildings in terms of materials. The Mews House is a direct beneficiary of this, their modern stylings setting them apart from the School House and Music House while their slate tile roofs and white walls tie them to the wider theme.

These mirrored houses boast modern open plan living-kitchen-dining areas, upstairs and downstairs bathrooms, and three bedrooms - a master bedroom with en suite, an additional double bedroom, and a single - as well as a downstairs study with a view out on each home's private garden. The study is an ideal homeworking or hobby space, making these high-end houses the perfect choice for young professionals, city workers, or families looking for their first home.

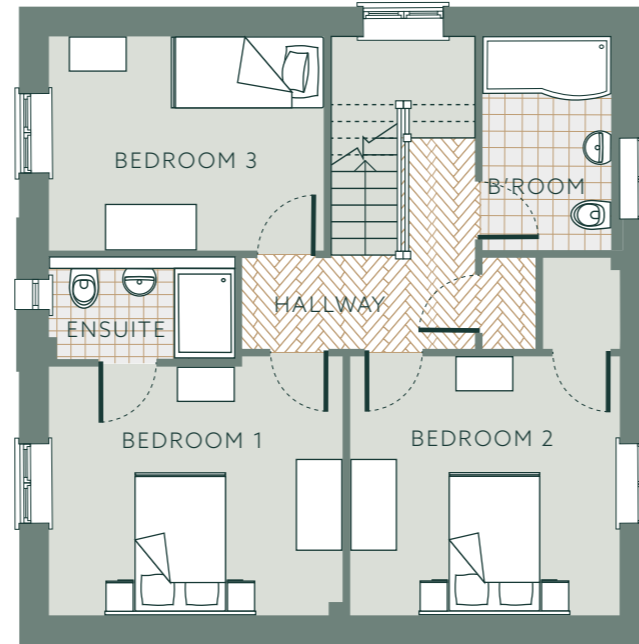
Much like the materials and colouration, the width, height, and mass of these perfectly formed contemporary homes is designed to fit in with their surroundings. This, combined with the landscaped private gardens, ensures they are separate from both the boundary and the main communal areas of the Grove, offering exceptional privacy as well as stepped and ramped access.

Elements of the original charming coach house form of Mews-style houses are carried through to the contemporary design, though each home's private bike storage and adjacent private parking space speak to modern expectations.

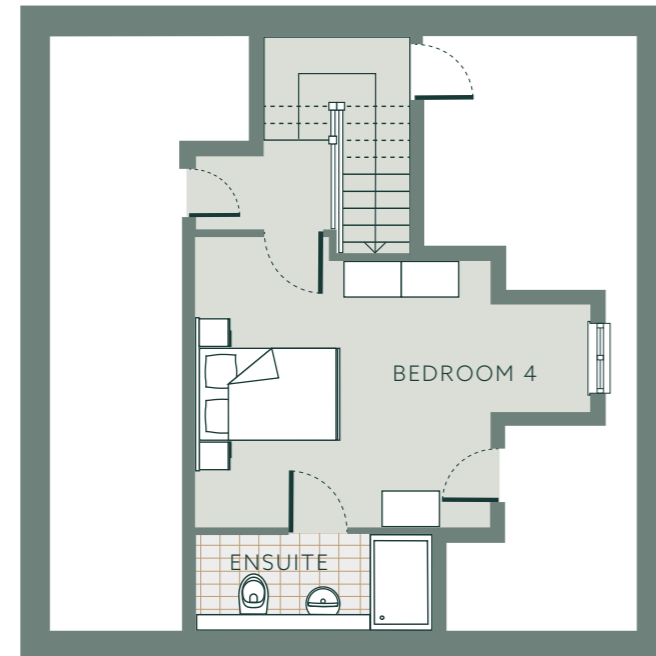
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Space	7513mm x 3471mm
Utility	1875mm x 3010mm
Study	3604mm x 2603mm
Bedroom 1	3884mm x 3276mm
Bedroom 2	3566mm x 3386mm
Bedroom 3	3585mm x 2790mm
Bedroom 4	3838mm x 3472mm



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MUSIC HOUSE

1 & 4

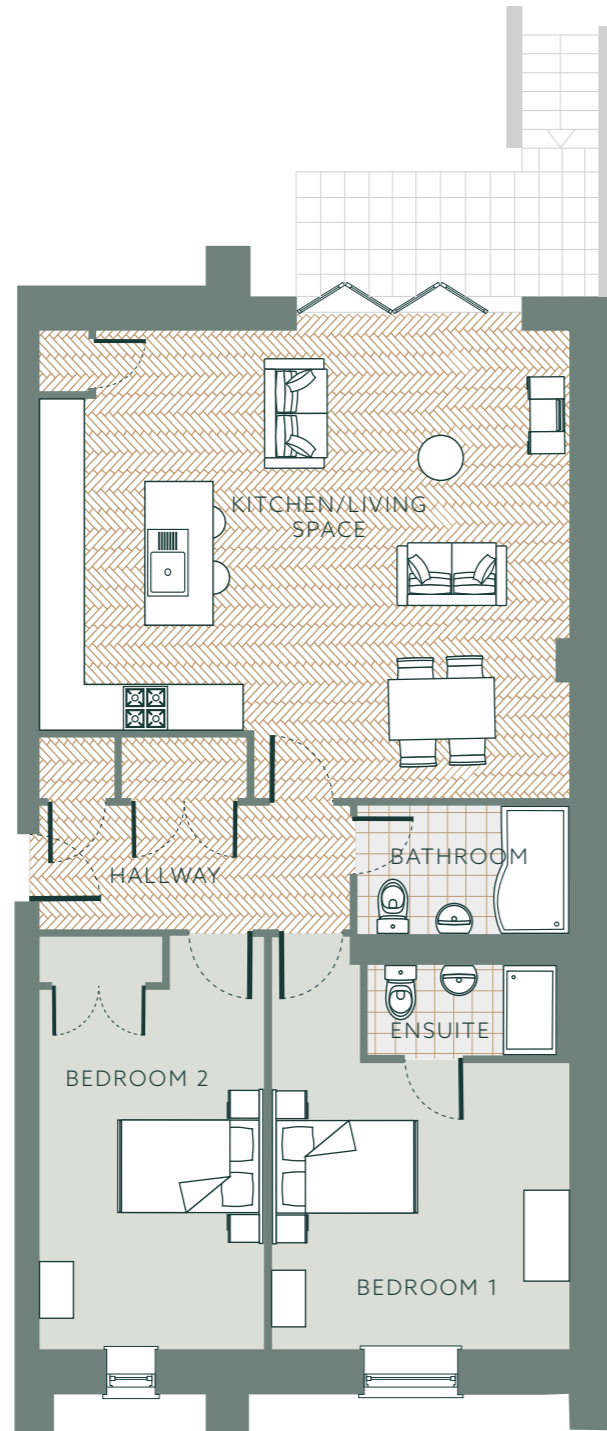
APARTMENT

The Music House is where the period building features of the Georgian Bramdean school and the contemporary stylings of the modern Richmond Grove development meet. These high-end luxury apartments are perfect for first-time buyers or retirees looking to enjoy the relaxed yet trendy lifestyle Exeter increasingly has to offer or for professionals in need of a base in the city.

The first and fourth apartments in the Music House, located to the side of the former Chapel building, share a floor plan. A sizable master bedroom with ensuite and an extra double bedroom near to the main bathroom provide excellent sleeping space. But the main life of each home will take place in the large open-plan living-kitchen-dining area. This excellent, high-ceilinged space features a fitted kitchen with kitchen island and separate utility room.

The two apartments differ in that Apartment 1 offers the convenience of ground-floor access with French windows that open onto the back patio, while Apartment 4 has a slightly elevated viewpoint out across the communal gardens of the Grove and the quiet residential street beyond.

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DIMENSIONS

Open Plan Living	6932mm x 6181mm
Bedroom 1	3875mm x 3785mm
Bedroom 2	3956mm x 3455mm



RICHMOND GROVE
HEAVYTREE, EXETER

MUSIC HOUSE

2 & 5

APARTMENT

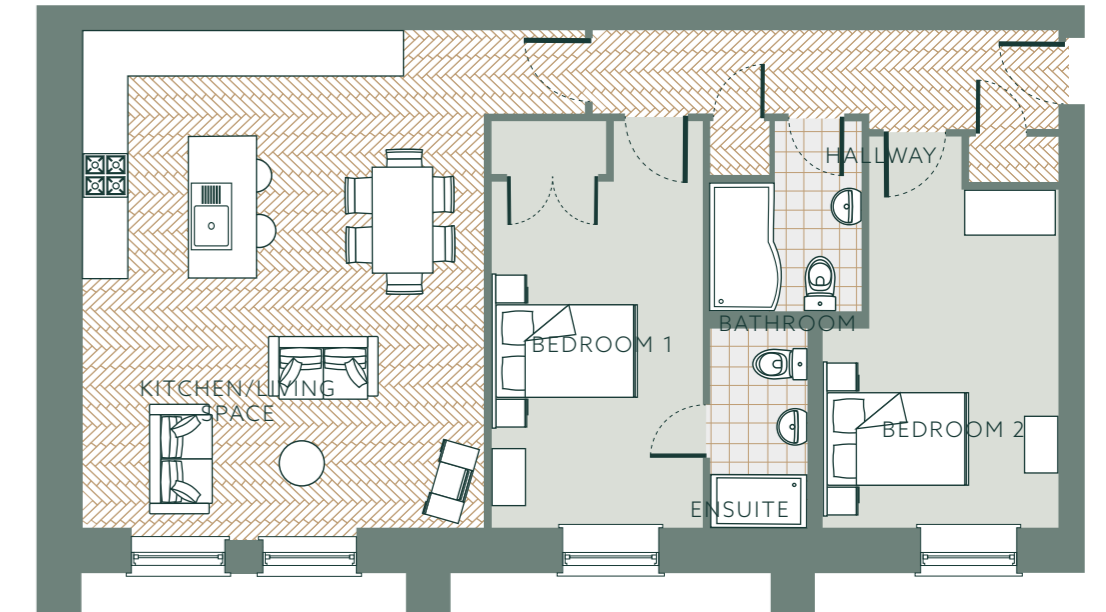
Stepping inside the second or fifth apartments in the Music House, you will find yourself facing a long, well-proportioned hallway. This hallway is the centre of the home, linking the master bedroom and its ensuite first with the spacious central open plan living-kitchen-dining area and then the other double bedroom and main house bathroom at the other end of the hall.

Life in the open living space revolves around the broad kitchen island. On two sides are the fitted designer kitchen and appliances. On the others, the generous living space with its high ceilings is well-lit by natural light from the two front-facing windows. The hallway also offers excellent storage.

As with the other paired apartments in the Music House, Apartment 2 offers the benefit of ground floor access while Apartment 5 has arguably better views. However, there is also a lift that provides an easy way to ascend to the first floor.

Both of these apartments share the front aspect of the property, from where the private gardens, bike storage, and designated off-road parking can all be seen.

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DIMENSIONS

Open Plan Living	3509mm x 6564mm
Bedroom 1	2794mm x 5375mm
Bedroom 2	3098mm x 5171mm



RICHMOND GROVE
HEAVYTREE, EXETER

MUSIC HOUSE

3 & 6

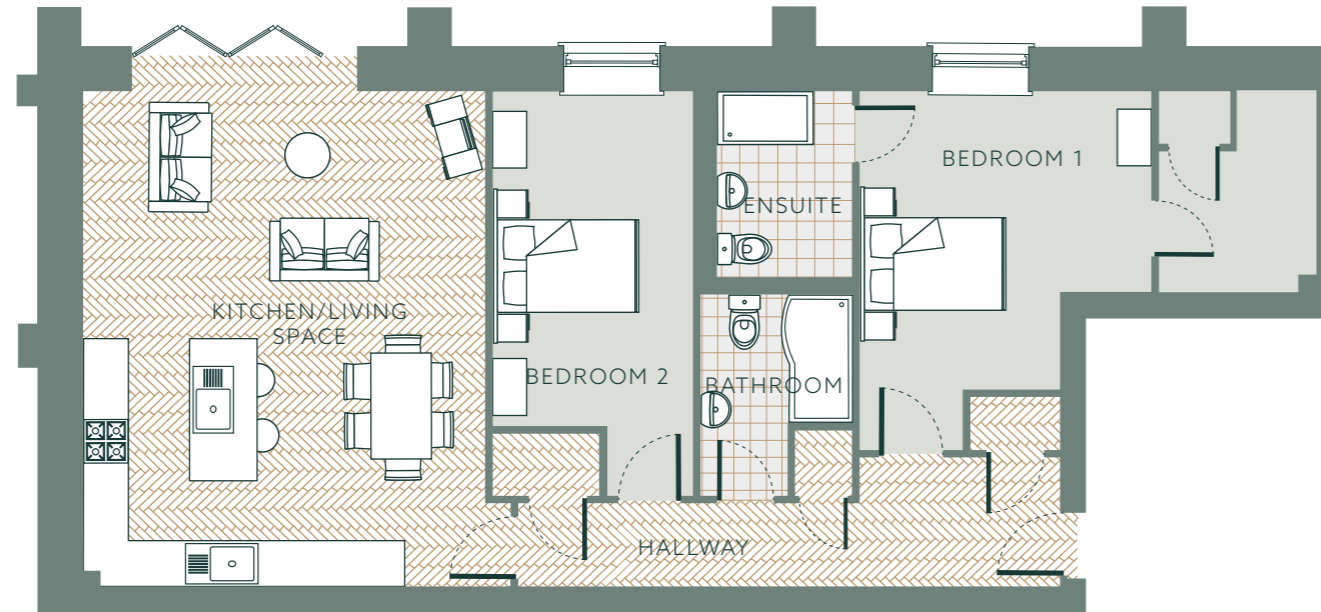
APARTMENT

The high-ceilinged rooms of the third pair of apartments in the Music House also extend from a key central hallway.

On entering, through the door to your immediate right the open plan living-kitchen-dining area provides a generous, naturally-lit space in which to live and work. A fitted designer kitchen and kitchen island back the space and, in Apartment 3 on the lower floor, this also opens onto a patio through pairs of French windows.

Further down the corridor are the master bedroom with its ensuite and an additional double bedroom adjacent to the main house bathroom and linen cupboard. There is also a separate utility room for appliances in both apartments.

Again, the combination of excellent living and sleeping space paired with ground-floor access for Apartment 3 and lift access for Apartment 6 make these contemporary homes an ideal choice for both first or second-time buyers, retired people, and those looking for a second home in the city.



DIMENSIONS

Open Plan Living	5309mm x 6538mm
Bedroom 1	3959mm x 4667mm
Bedroom 2	2598mm x 4429mm

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MUSIC HOUSE

7

APARTMENT

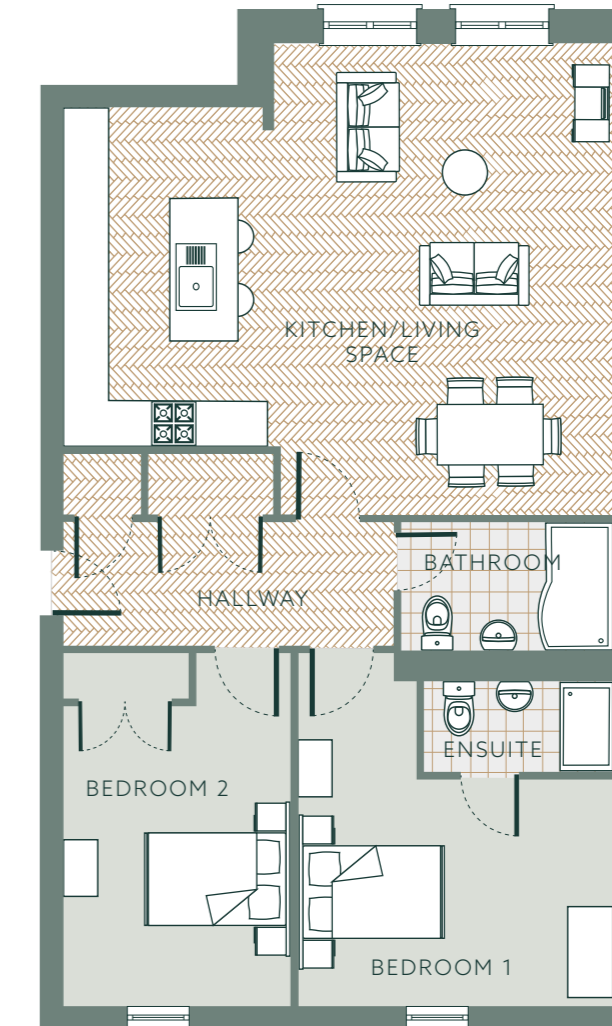
The first of the top floor Music House apartments is a high-end contemporary home with a pleasantly elevated position looking out over the private gardens of the Grove and peaceful residential Exeter beyond.

Yet, in common with the other homes on the second floor, the seventh apartment manages to achieve a certain cosiness to its comfort. This may be due to the additional privacy offered by being just that one extra floor higher, overlooking the gentle bustle below yet separate from it.

However, with a convenient lift right outside your front door, Apartment 7 remains a good choice for retirees or other buyers and investors looking for a home that provides easy access.

Meanwhile, the apartment's two double bedrooms - one the master bedroom with ensuite and the other set beside the main house bathroom - and spacious open plan living-kitchen-dining area with designer fittings, kitchen island, and separate utility room provide an exceptional standard of living.

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SECOND FLOOR

DIMENSIONS

Open Plan Living	7265mm x 6257mm
Bedroom 1	4165mm x 4667mm
Bedroom 2	3016mm x 4667mm



MUSIC HOUSE

8

APARTMENT

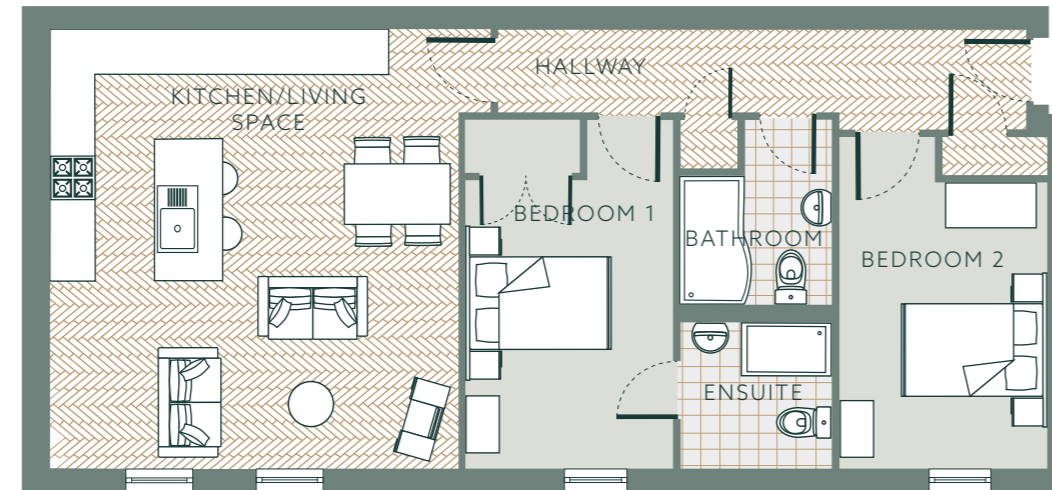
The eighth Music House apartment achieves something of a penthouse feel, with views overlooking the Grove's private gardens and the calm streets of residential Exeter just outside available from every window.

Those windows are spaced across the master bedroom and ensuite - immediately to your right upon entering - and then across the open plan kitchen-living-dining area and the other double bedroom beside the main bathroom at the end of this apartment's central corridor too.

There is a sensation of being gently elevated above and outside of the city thanks to the care that has been taken to ensure the entirety of Richmond Grove is balanced both within itself and with the surrounding buildings.

Taken all together, this creates a wonderful home for a couple, first-time or second-time buyers or retirees looking for a peaceful place to live that is also conveniently close to everything an Exeter lifestyle has to offer.

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SECOND FLOOR

DIMENSIONS

Open Plan Living	5390mm x 5826mm
Bedroom 1	2750mm x 4606mm
Bedroom 2	2750mm x 4383mm



RICHMOND GROVE
HEAVITREE, EXETER

MUSIC HOUSE

9

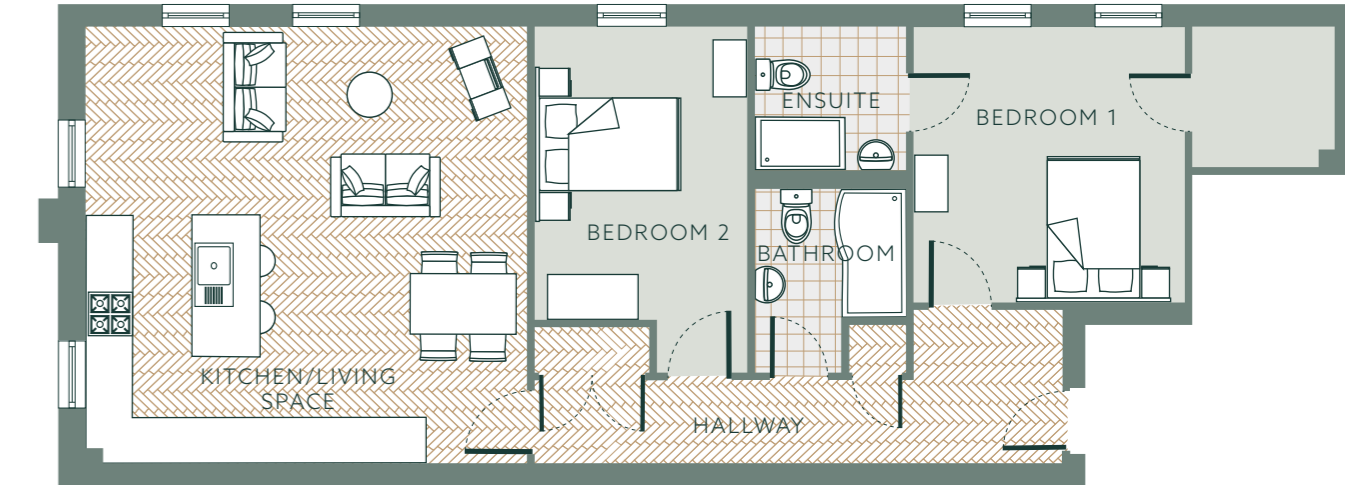
APARTMENT

This apartment, like the others on the second floor of the Music House, enjoys great natural light thanks to its windows and elevated position.

Featuring a high-end modern fitted kitchen and kitchen island in the broad open plan living-kitchen-dining space - as well as high-quality fittings in the master bedroom's ensuite and the main house bathroom, located conveniently beside the second double bedroom - this apartment is a classic contemporary home.

Offering calming views over the quiet bustle of the residential area of Exeter beyond the boundaries of the Grove while remaining private and removed, Apartment 9 benefits from the same excellent bike storage and personal parking space as all of the apartments in the Music House and indeed throughout Richmond Grove.

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SECOND FLOOR

DIMENSIONS

Open Plan Living	5838mm x 5772mm
Bedroom 1	3584mm x 3645mm
Bedroom 2	2812mm x 4573mm



RICHMOND GROVE
HEAVITREE, EXETER

SCHOOL HOUSE

13 FLAT

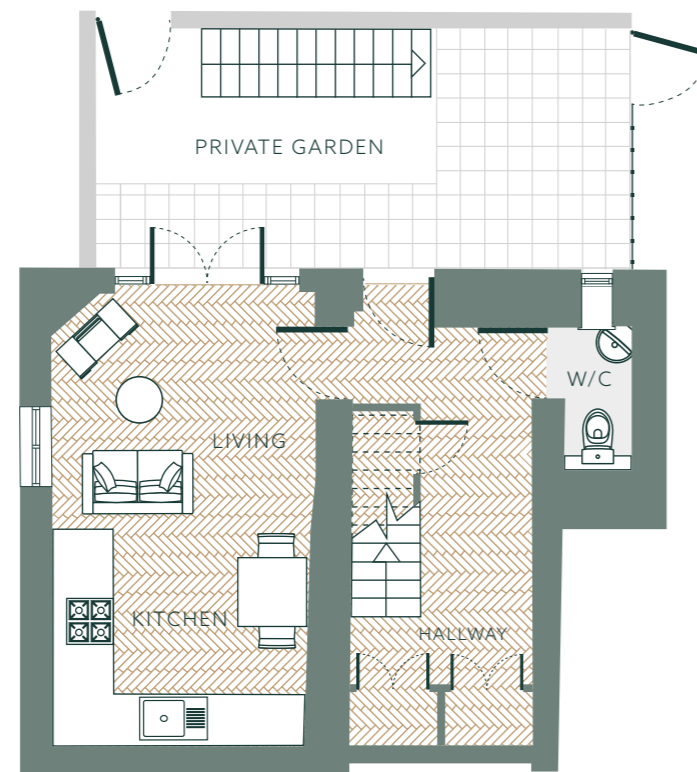
The first of the high-quality residential apartments that have been created from the converted Georgian period main building of Bramdean school, Apartment 13 is entered, uniquely among the lower ground floor apartments, from the rear of the building - the side facing the centre of the Grove.

Descending from street level and crossing a private garden to reach your front door, you enter to find yourself facing a hallway leading off to the main open plan living-kitchen-dining space in one direction and a convenient downstairs toilet and storage facilities in the other.

This well-outfitted contemporary apartment is also unique among apartments in the School House for being split across two floors. The open plan living area is the centre of this home, supplemented by the upstairs double bedroom and main house bathroom positioned as an ensuite.

With high-quality fittings throughout and the same private parking space and bike storage as all of the homes in the Grove, this apartment will appeal to single professionals or retirees looking for a comfortable home with both a high level of privacy and an intriguing history and character.

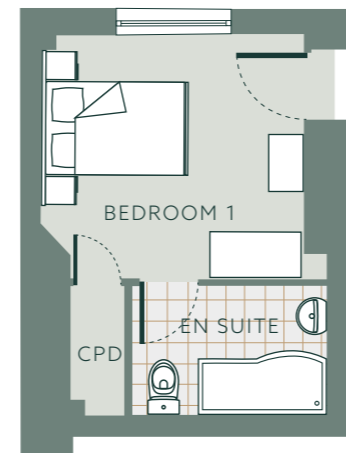
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LOWER GROUND FLOOR

DIMENSIONS

Open Plan Living	3343mm x 5851mm
Bedroom 1	3455mm x 3213mm



UPPER GROUND FLOOR



RICHMOND GROVE
HEATHREE, EXETER

SCHOOL HOUSE

14 FLAT

Situated comfortably on the lower ground floor of the School House, this spacious modern apartment features two double bedrooms, a well-appointed bathroom, and a large open plan living-dining-kitchen area.

Entered down a flight of steps at the end of the path through the private gardens, this latter space boasts a designer fitted kitchen and ample room for comfortable, secluded evenings. The second double bedroom offers excellent opportunities for conversion into a study or homeworking space.

Both those seeking a second home or base in the city and first-time and second-time buyers alike will find a lot to love here, not least the convenient location in a relaxed residential area that is also just off the main route between the city centre and the M5.

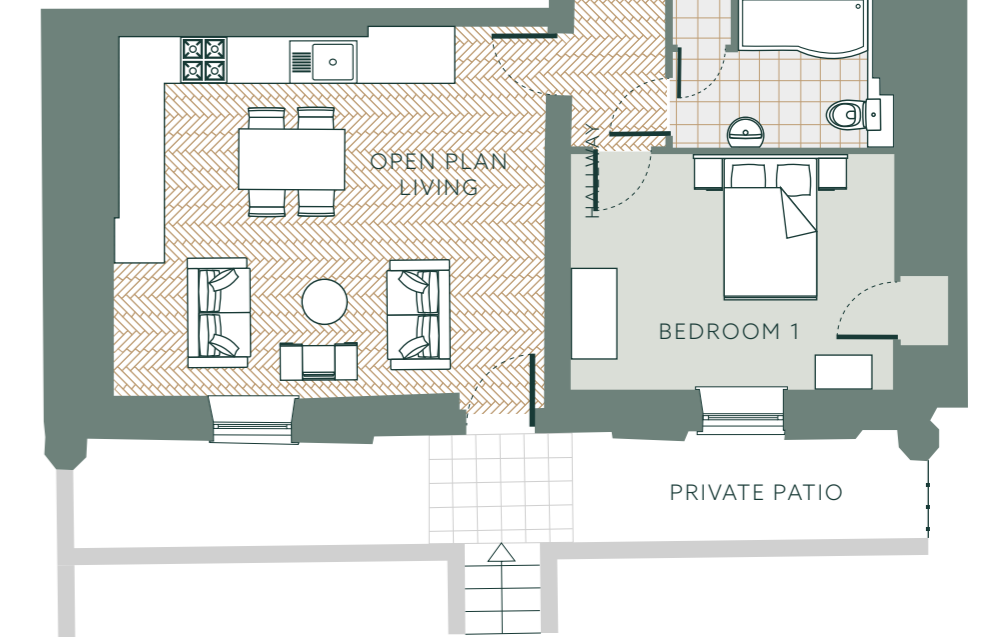
A private parking space and bike storage round out the offering of this excellent contemporary home.

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DIMENSIONS

Open Plan Living	5526mm x 4740mm
Bedroom 1	4276mm x 3115mm
Bedroom 2	4213mm x 2565mm

LOWER GROUND FLOOR



RICHMOND GROVE
HEATHREE, EXETER

SCHOOL HOUSE

15 FLAT

Through the private garden and down a small set of steps to the front of the School House you find the wide double windows and front door of this attractive contemporary apartment.

Upon walking through the door, you are inside the home's large open plan kitchen area with the kitchen island immediately to hand. The rest of the living-dining space opens up to your left, the period property's thick walls providing excellent noise insulation and the front windows contributing to a space that feels pleasantly sheltered from even the quiet neighbourhood just outside.

Beyond the main living space, a square hallway leads off to the apartment's master bedroom with ensuite, an additional generous single bedroom, and the property's main bathroom.

Modern stylings and high-end fittings combine with a private parking space and bike storage to create the perfect city pad or home for a first or second-time buyer.

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LOWER GROUND FLOOR

DIMENSIONS

Open Plan Living	5652mm x 4927mm
Bedroom 1	4014mm x 3138mm
Bedroom 2	3821mm x 2783mm



RICHMOND GROVE
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SCHOOL HOUSE

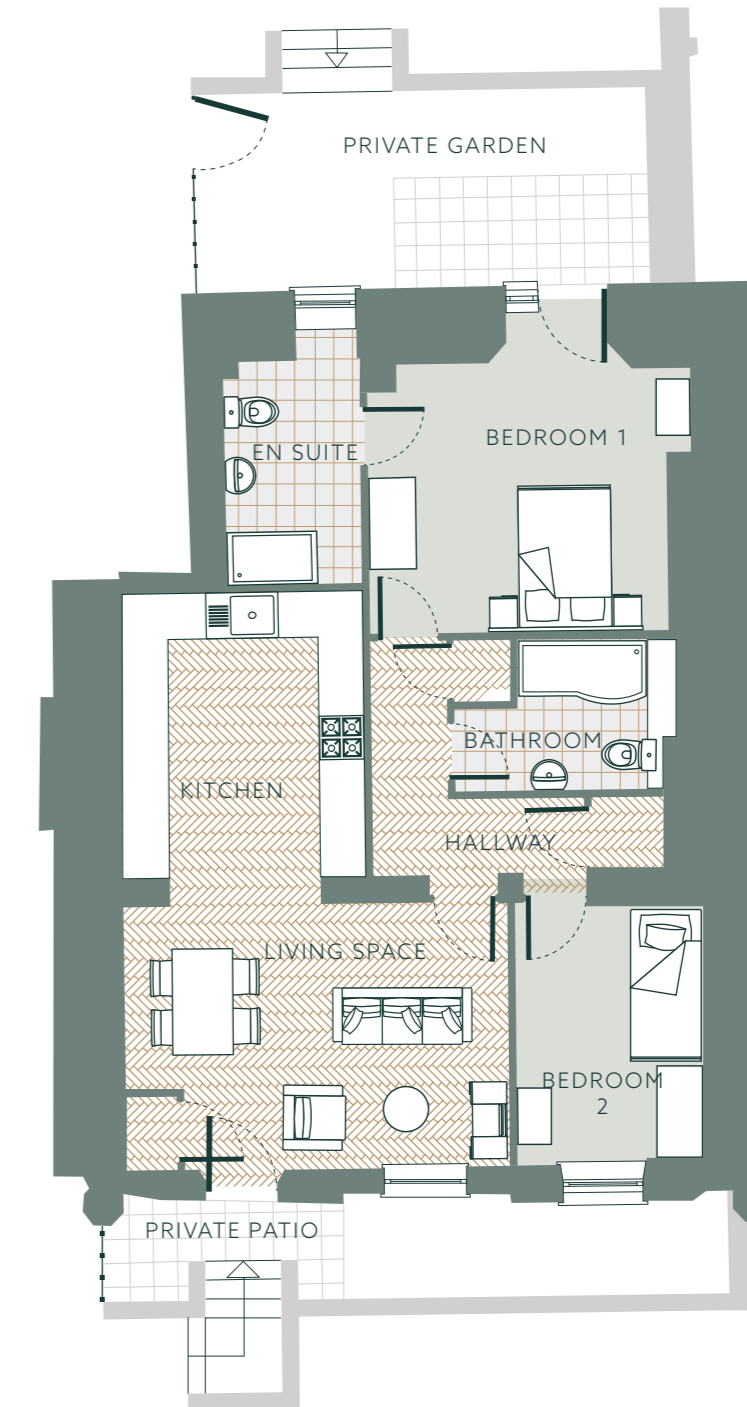
16 FLAT

This high-end apartment on the lower ground floor of the School House consists of an open plan kitchen-dining-living area, master bedroom with generous ensuite, and second double bedroom or homeworking space beside the main house bathroom all linked by a central hallway.

The designer kitchen, which comes outfitted with high-spec modern appliances, occupies a space more clearly defined as separate from the living-dining room than many of the other apartments in the School House. This creates a pleasant demarcation between food preparation and living spaces, though the open plan nature makes it a great space for entertaining.

Access to Apartment 16 is achieved through the private gardens to the front of the School House, down a short flight of steps. As with all other homes in the Grove, this luxury property has its own private off-road parking space and bike storage.

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LOWER GROUND FLOOR

DIMENSIONS

Open Plan Living	5071mm x 3496mm
Bedroom 1	3926mm x 3563mm
Bedroom 2	2451mm x 3405mm



RICHMOND GROVE
HEAVYTREE, EXETER

SCHOOL HOUSE

17 FLAT

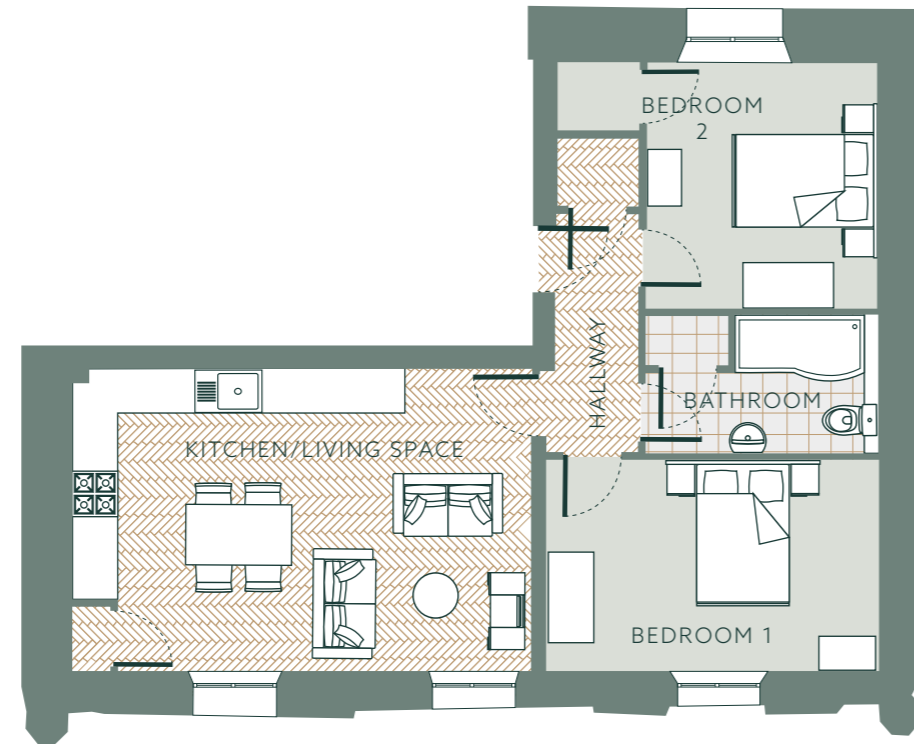
The short portico-style main entrance to the historic Bramdean private school forms the entranceway to Apartment 17. A few steps down the corridor is your front door, opening onto the apartment's main hallway.

Immediately in front of you is the second of the double bedrooms in this well-appointed home. Thanks to its size and the natural light that enters through the large window, this would also make an excellent space for remote working or a study.

Moving down to the next door in the hall, we find the main bathroom with its high-end fixtures and fittings and convenient access for both the second bedroom and the master bedroom beyond.

Behind the final door in Apartment 17's hallway is the main living-kitchen-dining space. This well-lit room with its designer fitted kitchen and high-end appliances give this excellent city apartment a luxurious though functional heart.

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UPPER GROUND FLOOR

DIMENSIONS

Open Plan Living	6072mm x 4034mm
Bedroom 1	4404mm x 2794mm
Bedroom 2	3199mm x 3244mm



RICHMOND GROVE
HEAVYTREE, EXETER

SCHOOL HOUSE

18 FLAT

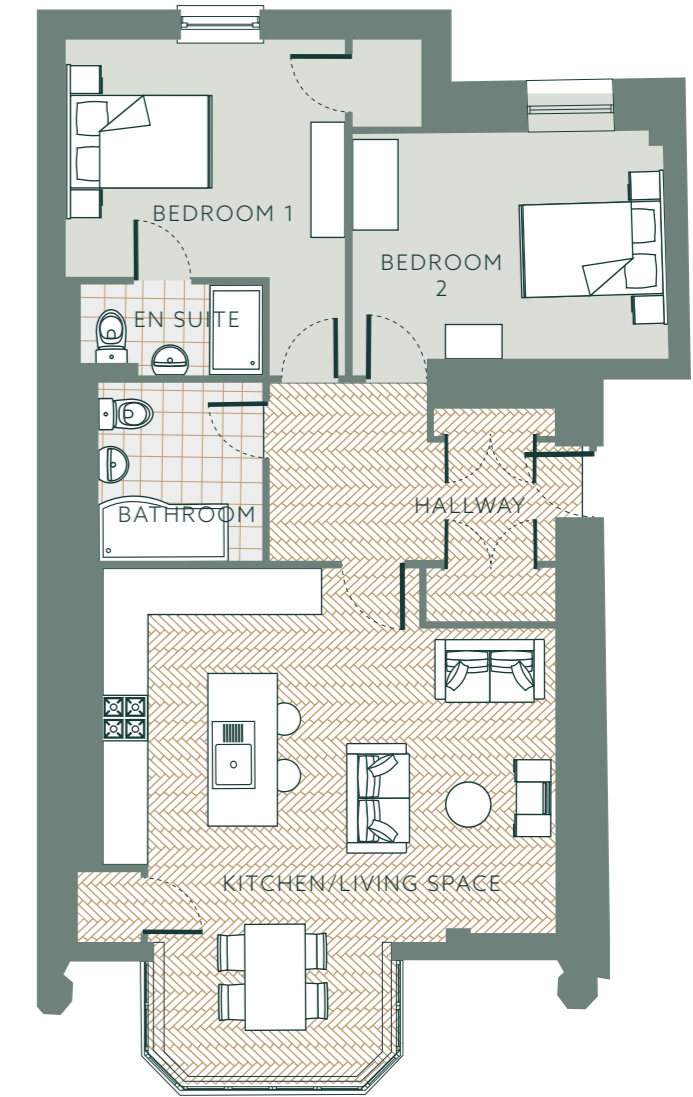
A short elevated external walkway connects the front doors of Apartments 18 and 19 in the School House with the paved paths and private gardens in the central space of Richmond Grove.

One of the Grove's main bike storages is directly adjacent to the walkway for convenience. Apartment 18's private car parking space is just around the corner in one of the most easily accessible spaces in the main grouping.

Inside, Apartment 18 is one of the roomiest in the building. A bay window area allows the dining table to sit slightly out of the main open plan living-kitchen-dining space, creating room for a kitchen island and bringing plenty of natural light into the apartment.

A spacious master bedroom with ensuite and a second double bedroom right beside the main house bathroom round out the offering of this exceptional luxury home.

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UPPER GROUND FLOOR

DIMENSIONS

Open Plan Living	5961mm x 4940mm
Bedroom 1	3692mm x 3137mm
Bedroom 2	4109mm x 2974mm



RICHMOND GROVE
HEAVYTREE, EXETER

SCHOOL HOUSE

19 FLAT

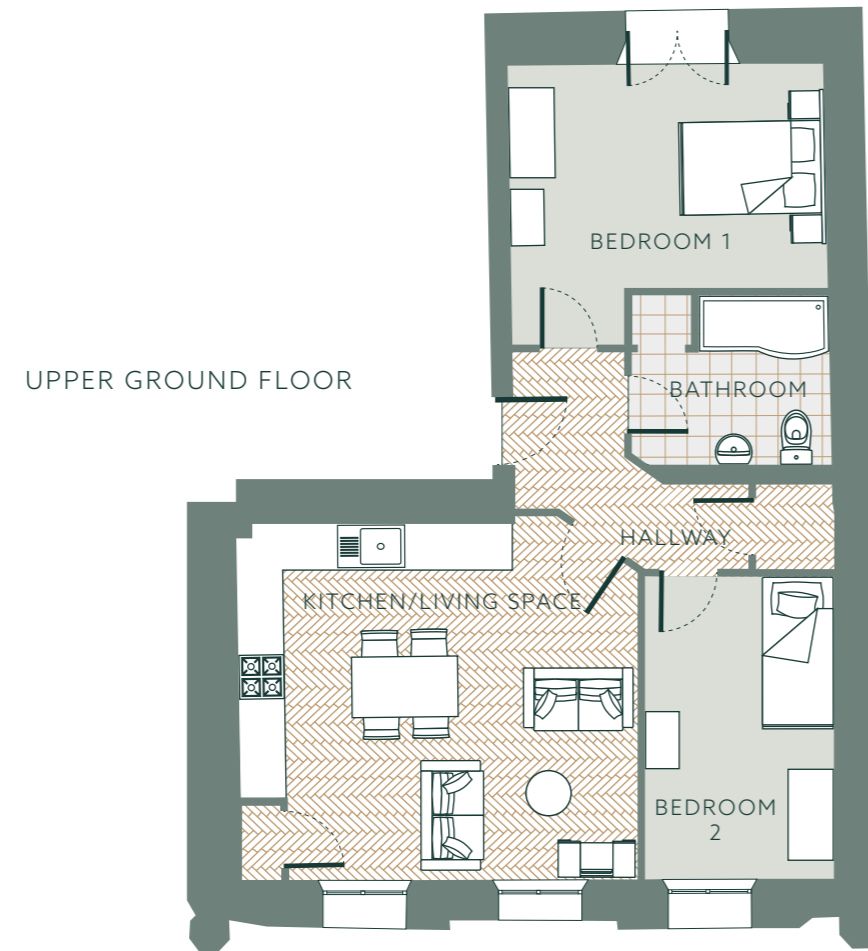
Apartment 19 in the School House shares the same elevated entrance walkway with Apartment 18, but offers something a little different in terms of internal makeup.

The open plan kitchen-living-dining area here achieves an even more convivial, communal feel, centred around the two windows bringing in natural light and offering views to the front of the property.

Despite the fact that access to the apartment is at the rear of the building, the apartment's one single bedroom is also front-facing. This would make it perfect for conversion into a remote working space. Meanwhile, the home's master bedroom benefits from the privacy of being located to the rear of the building.

A well-appointed main bathroom with high-spec fixtures and fittings as well as a private off-road parking space and essentially doorstep bike storage access complete what this contemporary apartment offers a wide range of buyers.

For more information on this apartment please contact Savills Estate Agents
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UPPER GROUND FLOOR

DIMENSIONS

Open Plan Living	5262mm x 4708mm
Bedroom 1	4176mm x 2934mm
Bedroom 2	2441mm x 3999mm



RICHMOND GROVE
HEAVITREE, EXETER

SCHOOL HOUSE

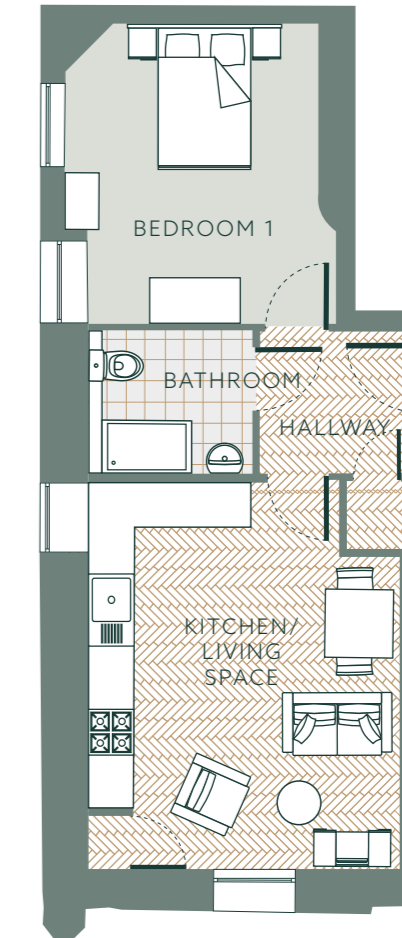
20 FLAT

Accessed through the portico entrance of the old School House and up a flight of steps in the tastefully-appointed internal corridor, the Grove's twentieth apartment would suit a couple or young professional looking for a first-time home purchase or making the step into a higher-end quality of home.

The master bedroom of this contemporary luxury apartment is sited to the rear of the building beside the designer bathroom. Across the hallway is the main living-kitchen-dining room, designed to be a cosy base from which to enjoy the incredible lifestyle that Exeter has to offer.

One level up and with views to the side and front of the School House, Apartment 20 feels private while at the same time connected with the gentle life of Richmond Grove and the quiet local neighbourhood beyond. As always in the Grove, bike storage access and a private off-road parking space are part of this offering.

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FIRST FLOOR

DIMENSIONS

Open Plan Living	4081mm x 5131mm
Bedroom 1	3355mm x 3969mm



RICHMOND GROVE
HEAVITREE, EXETER

SCHOOL HOUSE

21 FLAT

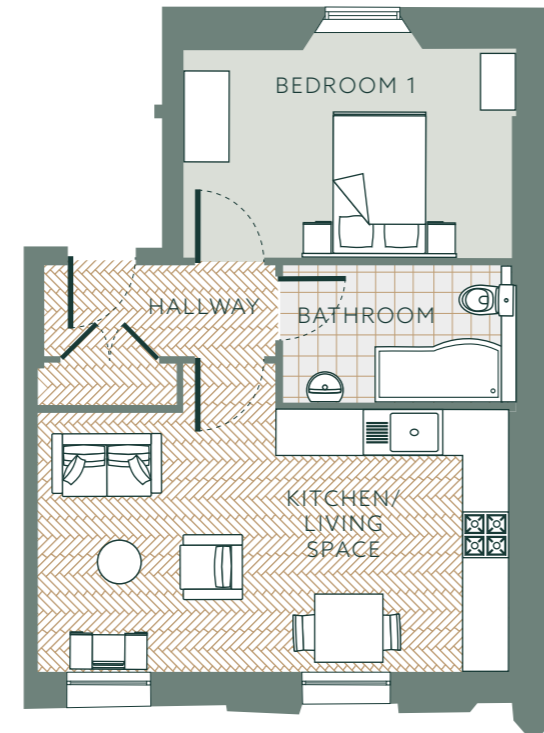
Sharing the same main entrance and finely-appointed stairway access as Apartment 20, Apartment 21 of the School House offers many of the same benefits as its neighbour.

With a double bedroom to the rear of the property and the living-dining-kitchen area to the front, the home has two contrasting overlooks. This can give the sense of having two worlds to choose from - the private, rear-facing bedroom space and the well-lit, front-facing living area.

Though they occupy the same open plan space, the living area is made subtly distinct from the kitchen and dining area by the fact that the hallway door opens centrally into the room, providing a subconscious degree of separation.

This home would be an ideal city pad or home for a first-time buyer or for second-steppers looking to move into a higher quality of home. Like all other properties in the Grove, a private parking space and convenient bike storage facilities are provided.

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FIRST FLOOR

DIMENSIONS

Open Plan Living	6227mm x 3478mm
Bedroom 1	4350mm x 2751mm



SCHOOL HOUSE

22 FLAT

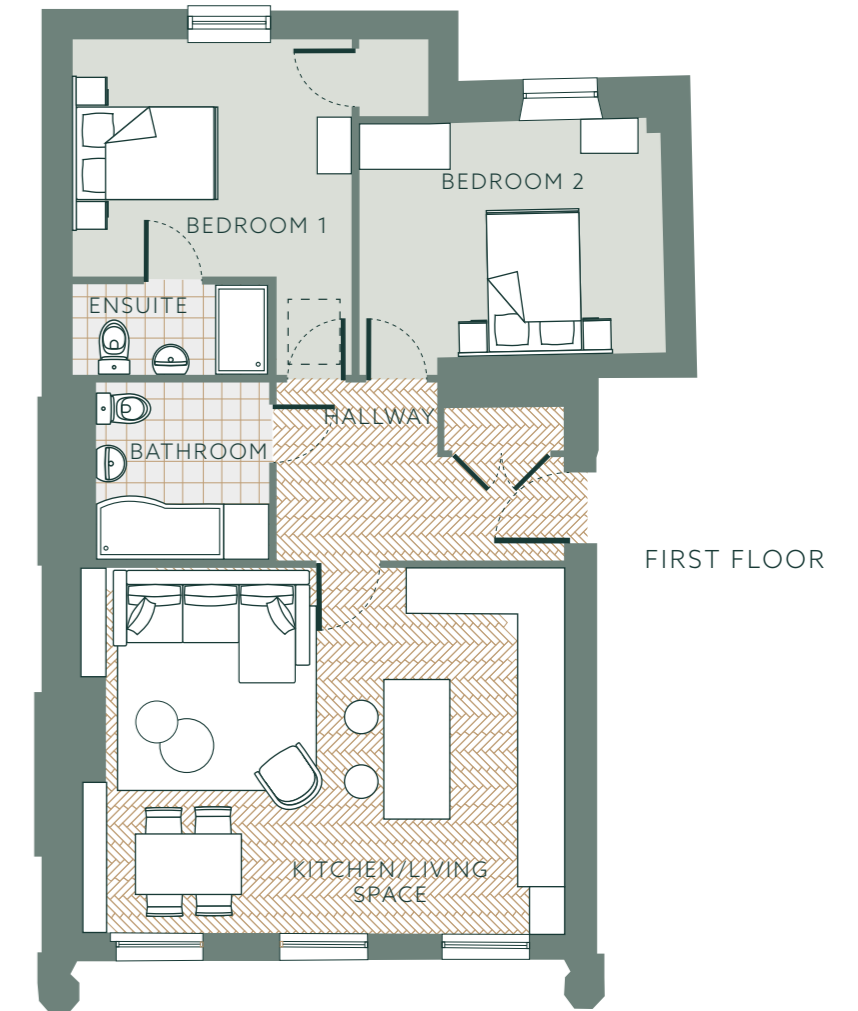
Apartment 22 in the School House boasts one of the largest open plan living-kitchen-dining areas, large enough to contain a kitchen island as well as designer fixtures and fittings and high-end modern appliances.

As in all Richmond Grove apartments, these high-spec fittings continue throughout the home. Both the main house bathroom and the ensuite of the master bedroom especially benefit from this.

Three large windows in the main living space look out towards the front of the Grove, while both bedrooms are rear-facing. This offers excellent privacy when required as well as a great deal of natural light, particularly in the living space.

An additional sizable double bedroom makes this contemporary apartment the ideal space for first or second-time buyers or downsizers seeking a home that offers a good amount of room. Plus, of course, private off-road parking and bike storage.

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DIMENSIONS

Open Plan Living	6334mm x 4818mm
Bedroom 1	3682mm x 3137mm
Bedroom 2	4049mm x 3112mm



SCHOOL HOUSE

23 FLAT

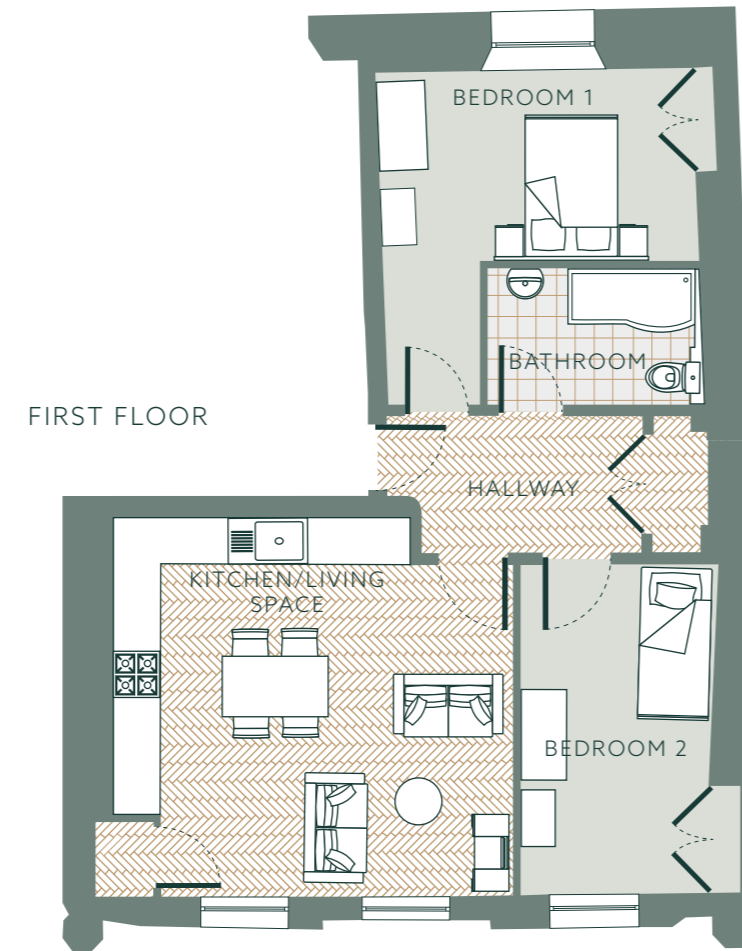
One of the main advantages of the School House's Apartment 23 is the front-of-building office or remote working space. This space also suggests itself as a single bedroom, but the front-facing window would particularly suit a study, allowing in plenty of natural light.

Also situated to the front of the property is this luxury apartment's open plan living-kitchen-dining area. This space also benefits from two front-facing windows, not to mention a designer fitted kitchen with high-spec modern appliances.

Across the central hallway from the study or second bedroom and living space, the master bedroom's rear-facing situation provides pleasant privacy. The main house bathroom is outfitted in a high-end contemporary style.

Combined with the private off-road parking space and convenient bike storage just down the stairs and across a short elevated walkway from your front door, this is a wonderful base from which to enjoy a city lifestyle.

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DIMENSIONS

Open Plan Living	5268mm x 5013mm
Bedroom 1	4186mm x 2447mm
Bedroom 2	2534mm x 4355mm



SCHOOL HOUSE

24 FLAT

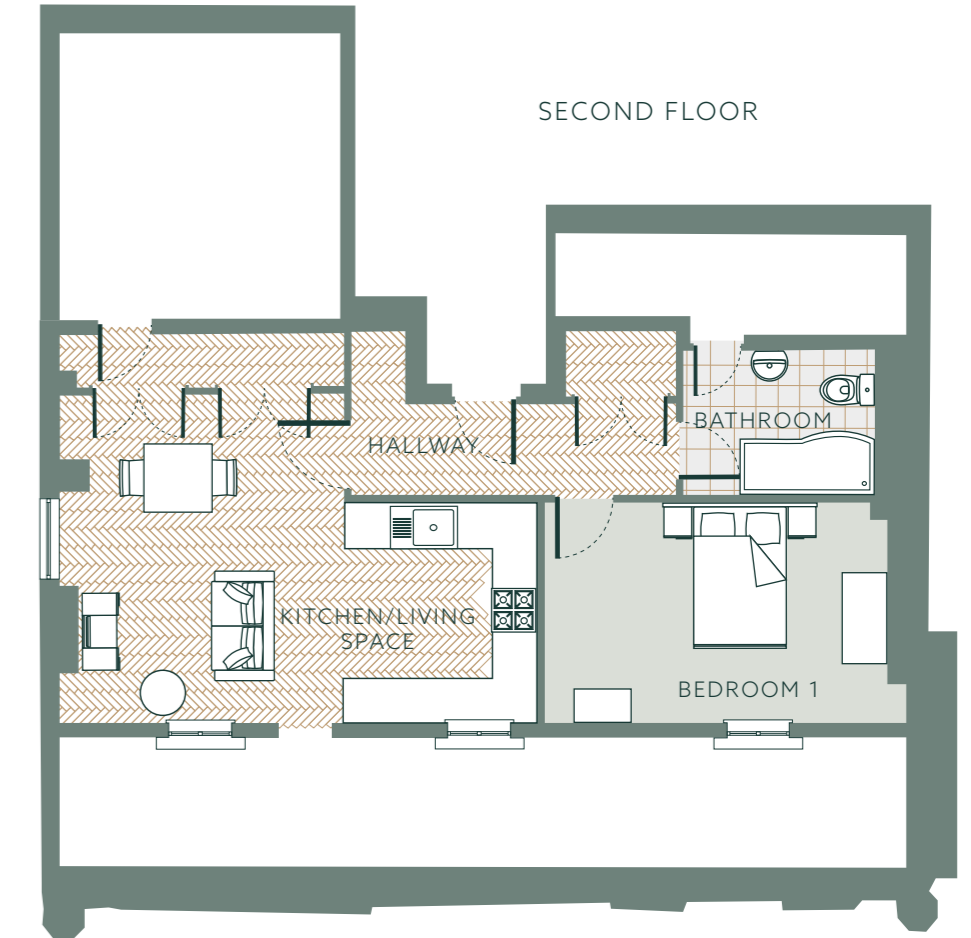
The first of the top floor apartments in the School House, Apartment 24's elevation and cosy, luxurious nature give it something of a crow's nest feel.

The sizable front-of-property-facing master bedroom and bathroom are both exceptionally well-appointed. Yet it's the main open plan living-kitchen-dining space that is the heart and main draw of this contemporary apartment.

This space offers views out onto three sides of the Grove. Two windows are set to the front, including one bringing natural light into the offset kitchen space, and one to the side of the building. However, it's the two double French windows opening out onto the small private rear-facing balcony that makes this such an attractive feature of this home.

Any couple or single professional looking for a high-end luxury apartment in an excellent location in the Exeter area would be wise to consider this option.

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DIMENSIONS

Open Plan Living	3759mm x 4352mm
Bedroom 1	4531mm x 2915mm



SCHOOL HOUSE

25 FLAT

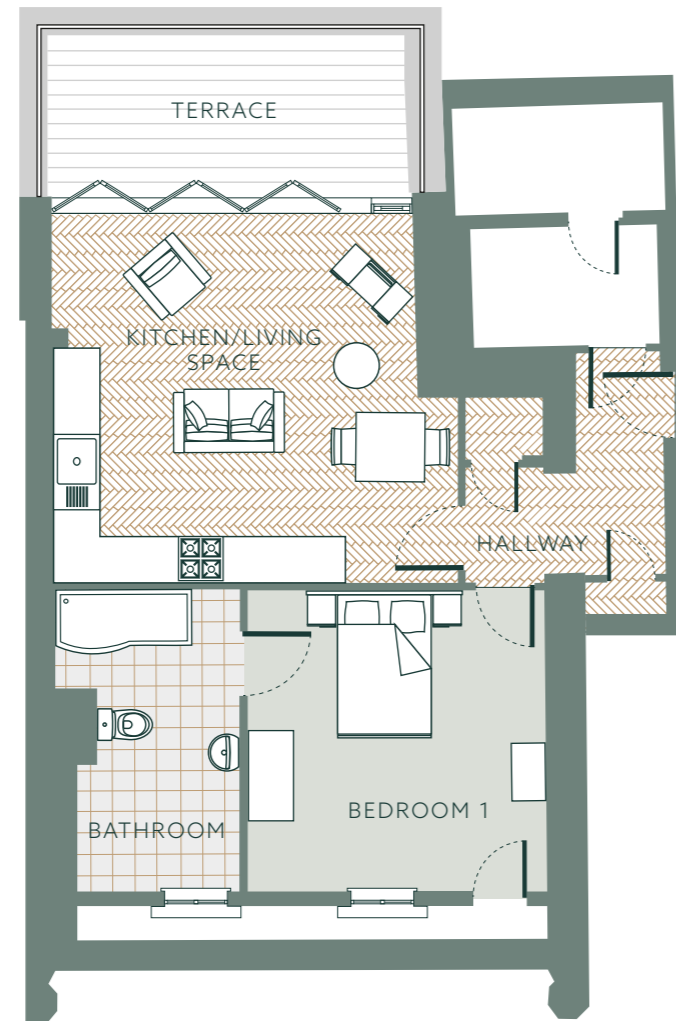
Step out from your open plan living-kitchen-dining space onto your private sun terrace, elevated far above the gentle goings-on of the Grove and the wider city of Exeter beyond.

The School House's Apartment 25 has a penthouse feel. The master bedroom has its own generous ensuite on top of the house's main bathroom while, even though front-facing, the master bedroom is elevated enough to be fully private.

High-spec fixtures and fittings throughout, including modern appliances in the designer kitchen, provide luxury comfort as well as all the functionality you would expect from such a high-end contemporary apartment.

As with all the homes of Richmond Grove, private off-street parking and bike storage make this the perfect place to enjoy the Exeter lifestyle or to commute to destinations far beyond

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DIMENSIONS

Open Plan Living	4755mm x 4870mm
Bedroom 1	3898mm x 3937mm
Terrace	4755mm x 2127mm



RICHMOND GROVE
HEAVYTREE, EXETER

SCHOOL HOUSE

26 FLAT

The final Richmond Grove apartment numerically, Apartment 26 offers something a little different physically.

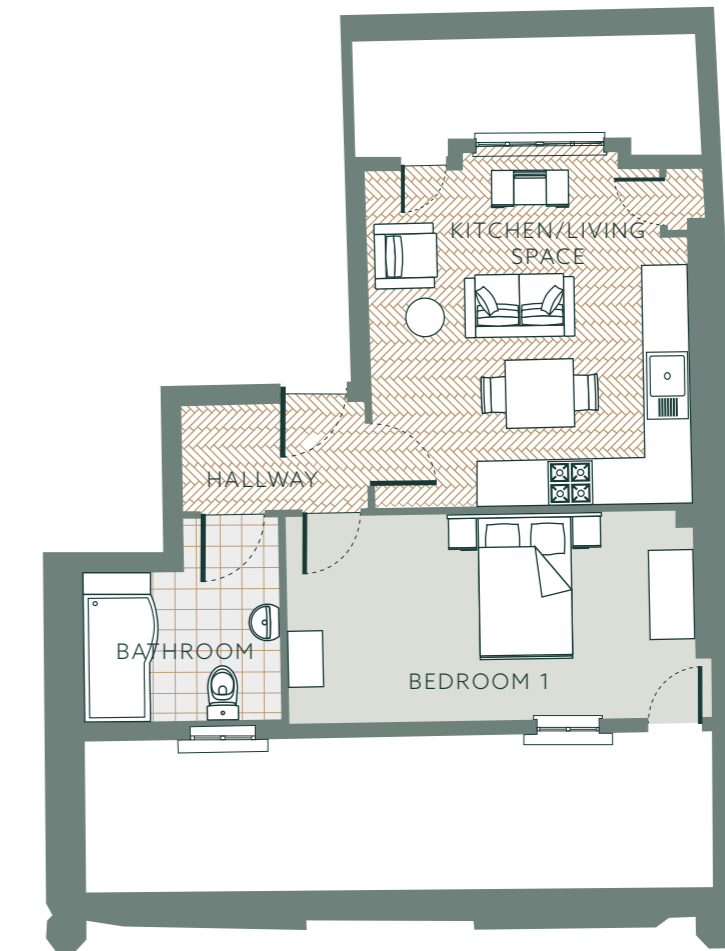
The elevated nature of the property combines with the large windows in the rear-facing living space to create a feeling of seclusion and privacy. In addition to the School House' thick walls, this is assisted by the fact that the living spaces of the neighbouring apartment are separated by an internal corridor.

As with most properties in the Grove, the open plan living-kitchen-dining room is the heart of this home. A fitted designer kitchen with high-end modern appliances and plenty of natural light make this an incredibly well-appointed yet cosy space.

To the front of the home, the large rectangular shape of the master bedroom would suit a combined remote working space setup, with plenty of room for a desk and office area as well as sleeping space.

Single professionals or a couple looking for a first home in the luxury bracket will find something to adore in Apartment 26.

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DIMENSIONS

Open Plan Living	3825mm x 4419mm
Bedroom 1	5319mm x 2706mm



RICHMOND GROVE
HEAVYTREE, EXETER



CONTACT

To register your interest in Richmond Grove, please contact Savills.



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