



Cricket Field Lane
Winkleigh, Devon, EX19 8BT
Guide Price £340,000





Description

This lovely home was built just over 2 years ago to a high standard, situated on a corner plot overlooking open green space to the front. Accommodation includes entrance hall, sitting room, kitchen/dining room, cloakroom, three bedrooms with en-suite and family bathroom. The enclosed well designed rear gardens are a feature with a private drive leading to the garage.

The front door leads into the entrance hall with stairs to the first floor landing and a door to the triple aspect living room with a bay window to the side. The good size, bright and airy kitchen/dining room also benefits from three aspects including double patio doors to the rear garden. The kitchen is fitted with a range of modern units including a built in oven and hob with extractor fan over, built in dishwasher and fridge/freezer. There is also a door to the useful understairs cupboard and the cloakroom. The large first floor landing gives access to all of the principal rooms including the master bedroom with an en-suite and two further bedrooms, plus the family bathroom.

Outside there are open plan gardens to the front and side while the enclosed rear garden has been well planned with attractive flower beds and a raised patio from the kitchen/diner. There is also a door to the garage with its own private driveway.



Location

This historic property is located on the fringes of the village of Winkleigh. The village offers an excellent range of facilities including village stores, post offices, butchers, primary school and two public houses. There is also a doctors surgery, veterinary surgery and places of worship. From the village there is easy access to the town of Okehampton situated on the northern fringes of the Dartmoor National Park. Okehampton offers an excellent range of shops, services, educational, recreational and leisure facilities.



Directions

What3Words: ///wing.hence.blinks

Material Information

- EPC Rating: C
- Mains electricity, water and drainage. LPG gas heating and hot water.
- Torridge District Council - Band D.
- Service Charge: The last full year was £313.22.
- Freehold.
- Parking: Private drive and single garage.





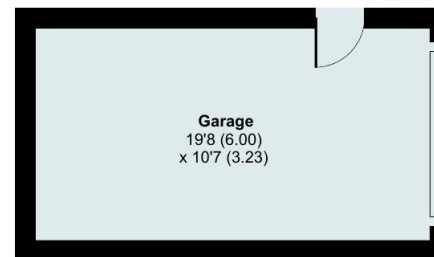
Cricket Field Lane, Winkleigh, EX19

Approximate Area = 980 sq ft / 91 sq m

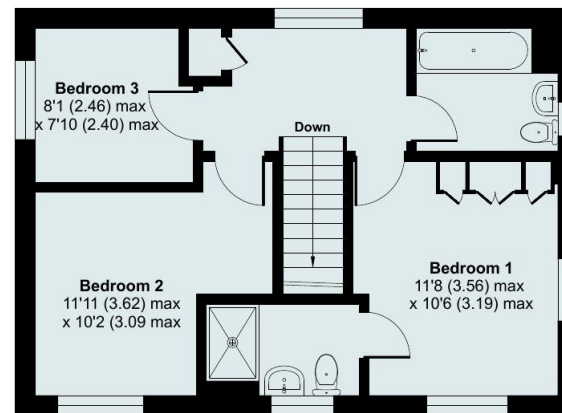
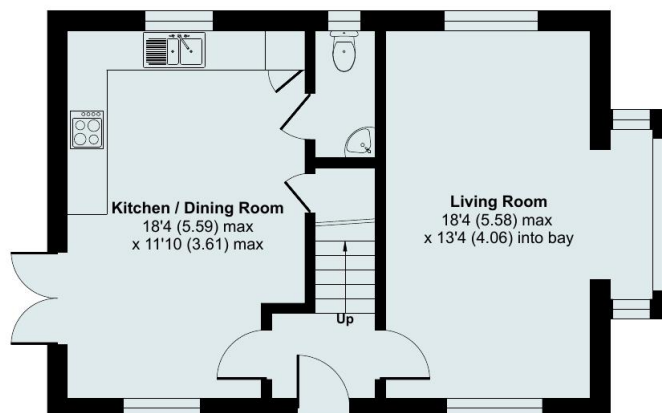
Garage = 209 sq ft / 19.4 sq m

Total = 1189 sq ft / 110.4 sq m

For identification only - Not to scale



GARAGE



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nichecom 2026. Produced for Bradleys. REF: 1447862



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