

22 Metherall Field Okehampton EX20 1ZF



Guide Price - £365,000



22 Metherall Field, Okehampton, EX20 1ZF



Situated within a sought-after development by David Wilson Homes on the edge of Okehampton, this well-presented four bedroom detached house offers spacious and versatile accommodation, ideal for modern family living.

- Sought-After David Wilson Homes Development
- Four Bedroom Detached Family Home
- Bright Front Living Room
- Kitchen Dining Room To Rear
- Principal Bedroom With En Suite
- Three Further Bedrooms
- Family Bathroom
- Detached Garage And Driveway
- Enclosed Rear Garden
- NHBC Warranty Remaining
- Council Tax Band - D
- EPC - B



Situated within a sought-after development by David Wilson Homes on the edge of Okehampton, this well-presented four bedroom detached house offers spacious and versatile accommodation, ideal for modern family living.

The property is approached via a welcoming entrance hallway, providing access to the principal ground floor rooms. To the front of the property, the generous living room offers a comfortable and inviting space, perfect for relaxing or entertaining guests. To the rear, the kitchen/dining room is well-proportioned and forms the heart of the home, with ample space for both cooking and family dining. Double doors lead out to the rear garden, creating an excellent space for indoor-outdoor living, particularly in the warmer months. A useful ground floor WC completes the downstairs accommodation.

On the first floor, the property continues to impress with four well-sized bedrooms arranged around a central landing. The principal bedroom enjoys a pleasant outlook and benefits from its own en suite shower room, creating a private retreat. Bedroom two is a spacious double, while bedrooms three and four provide further flexibility, ideal for children, guests, or those working from home. The family bathroom is well-appointed and serves the remaining bedrooms.



Externally, the property benefits from a detached garage, providing excellent storage or parking options, alongside additional driveway parking. The enclosed rear garden offers a private and secure outdoor space, ideal for families, entertaining, or simply enjoying the surrounding setting.

The home forms part of a modern and thoughtfully designed development, known for its family-friendly environment and attractive surroundings. There are areas of open space nearby, along with convenient access to local amenities, schooling and transport links.

Okehampton itself is a thriving market town positioned on the northern edge of Dartmoor National Park, offering a fantastic balance of countryside living and everyday convenience. The town provides a range of shops, cafes, schools and leisure facilities, while also benefiting from excellent road connections via the A30, providing easy access to Exeter and beyond. A recently re-opened rail link further enhances connectivity, making the area an increasingly popular choice for commuters and families alike.

This is an excellent opportunity to acquire a modern detached home in a desirable location, offering well-balanced accommodation and a high quality of life within easy reach of both town and countryside.

Changing Lifestyles

Okehampton is a charming market town on the edge of Dartmoor National Park, offering an excellent balance of rural lifestyle and everyday convenience. Surrounded by beautiful countryside, it provides superb access to walking, cycling and outdoor pursuits, whilst remaining well-connected via the A30 and rail links to Exeter. Situated within a modern David Wilson Homes development, the property forms part of an attractive new community with a family-friendly feel, generous open space and easy access to the town centre, local schools and amenities.



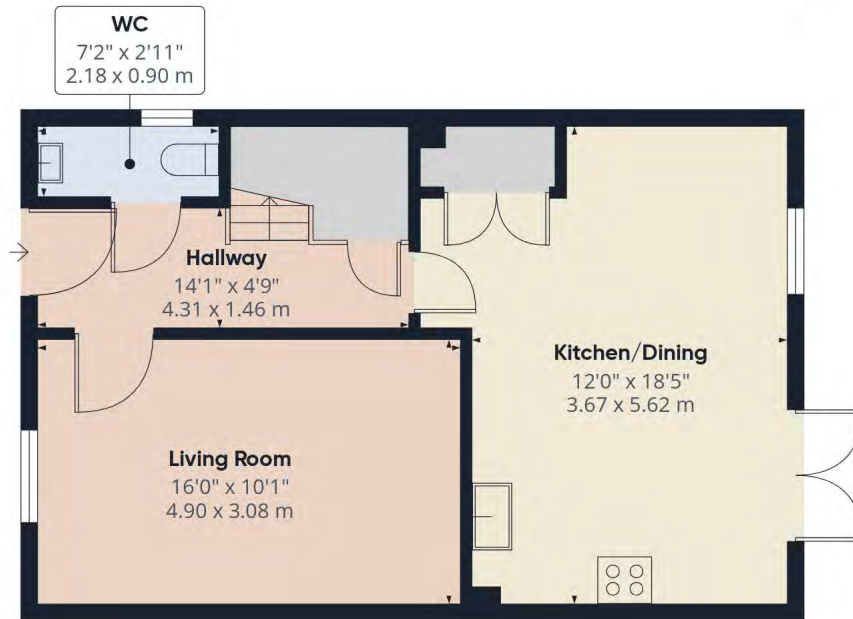
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:

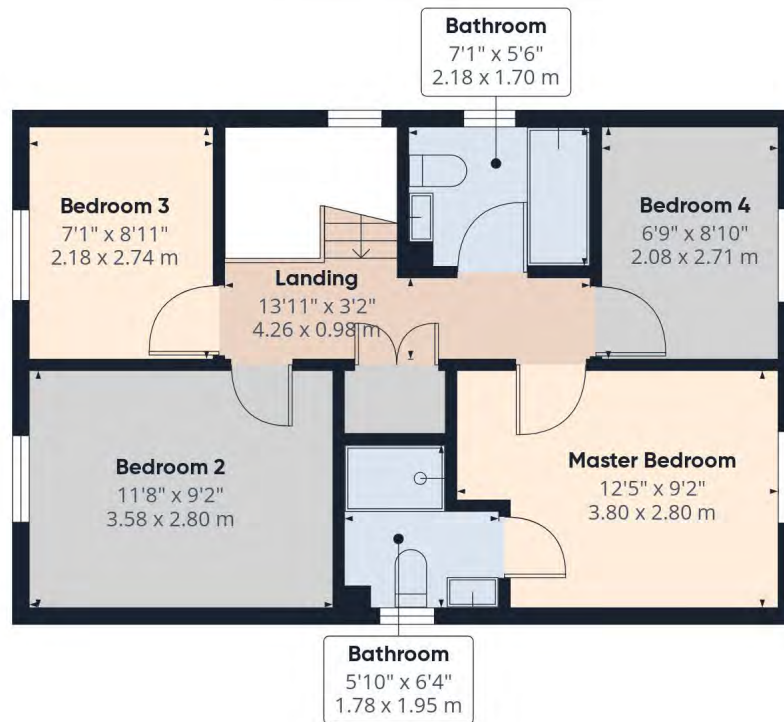


Approximate total area⁽¹⁾

997 ft²
92.4 m²



Floor 0 Building 1



Floor 1 Building 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

PLEASE NOTE:
Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Please let us know how we are doing;

