

22 Metherall Field  
Okehampton  
EX20 1ZF



**Guide Price - £350,000**



# 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.



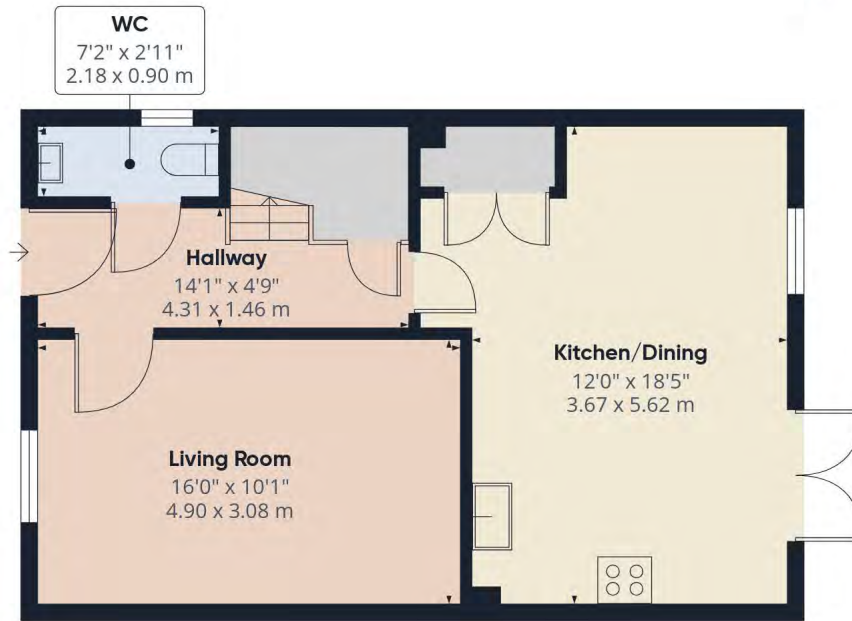
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:

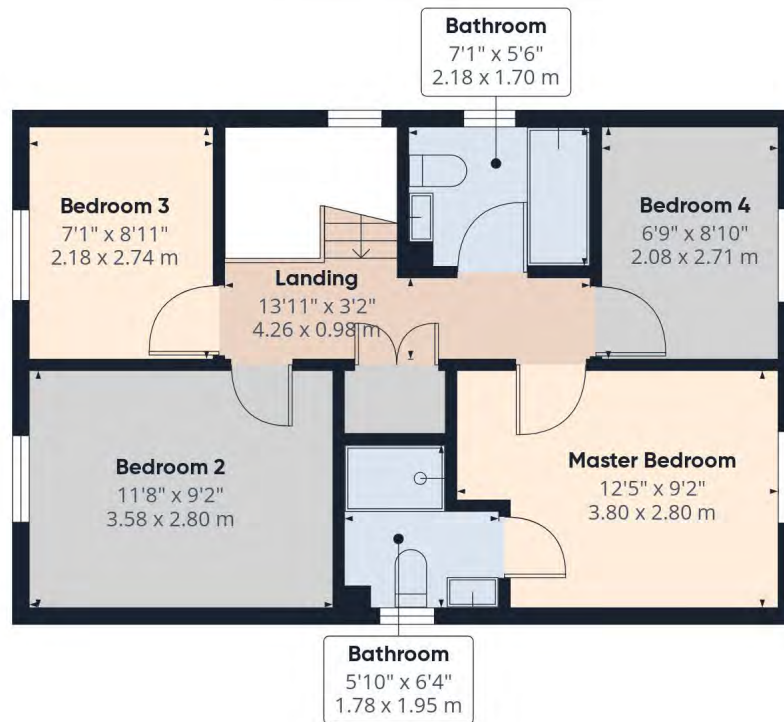


Approximate total area<sup>(1)</sup>

997 ft<sup>2</sup>  
92.4 m<sup>2</sup>



Floor 0 Building 1



Floor 1 Building 1

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