

20 Cricket Field Lane

Winkleigh

EX19 8BT



O.I.E.O - £350,000



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Situated on the sought-after High Moor View development by Allison Homes in the heart of Winkleigh, this beautifully presented four-bedroom detached home offers spacious and modern accommodation...



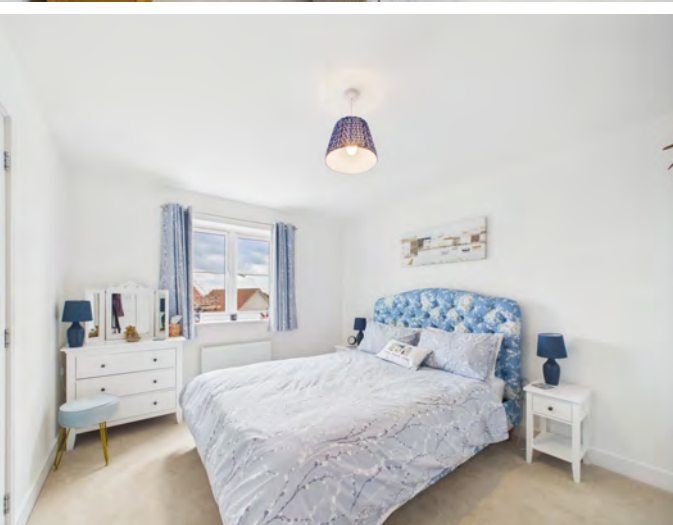
- Four Bedroom Detached House
- Popular Allison Homes Development
- Spacious Kitchen/Dining Room
- Bright Dual-Aspect Living Room
- Master Bedroom With En-Suite
- Useful Utility Room
- Ground Floor WC
- Good-Sized Rear Garden
- Single Garage And Driveway
- Two Year Old Property
- Sought-After Village Location
- Council Tax Band - D
- EPC - C



Situated on the sought-after High Moor View development by Allison Homes in the heart of Winkleigh, this beautifully presented four-bedroom detached home offers spacious and modern accommodation throughout, having been built just two years ago. Occupying a generous plot with a good-sized enclosed rear garden, single garage, and driveway parking, this impressive family home combines contemporary living with the charm of village life in one of Devon's most desirable rural communities.

The property is ideally positioned within the development, enjoying a pleasant setting whilst being within easy reach of the excellent amenities Winkleigh has to offer. The village itself has previously been voted one of the best places in the UK to raise a family and benefits from a strong sense of community, village shops, pubs, a doctor's surgery, primary school, sports centre, and excellent access to Dartmoor and surrounding North Devon countryside.

Upon entering the property, you are welcomed into a bright entrance hallway with stairs rising to the first floor and useful ground floor cloakroom. To one side of the home is a spacious dual-aspect living room, flooded with natural light and featuring French doors opening directly onto the rear garden, creating a wonderful space for both relaxing and entertaining.



At the heart of the home is the impressive kitchen/dining room, stretching the depth of the property and offering an excellent family-friendly layout. The kitchen is fitted with a range of modern units and integrated appliances, whilst the dining area provides ample space for a large table and chairs, perfect for family meals and social occasions. A separate utility room offers further practicality and additional storage, with access to the garden.

The first floor provides four well-proportioned bedrooms, ideal for growing families or those needing home office space. The generous master bedroom benefits from its own modern en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom fitted with a contemporary suite. The landing area feels spacious and bright, adding to the overall sense of space throughout the home.

Externally, the property continues to impress with its good-sized enclosed rear garden, providing an excellent space for children, pets, and outdoor entertaining. There is also a single garage and driveway parking.

Being a modern home, the property benefits from the remainder of its NHBC warranty, energy-efficient construction, double glazing, and gas central heating, making it an economical and low-maintenance home ready to move straight into.

This is a fantastic opportunity to acquire a modern detached family home within a highly regarded development and thriving Devon village, offering the perfect balance between countryside living and modern convenience.

Changing Lifestyles

Winkleigh is a charming village located in North Devon, rich in history and nestled amidst picturesque countryside. Dating back to Saxon times, the village has retained much of its rural charm with a lovely village square, surrounded by traditional white cottages. With a population of around 1,400, Winkleigh maintains a close-knit community atmosphere, offering a range of local amenities including a village shop, a pub, and a primary school. The surrounding countryside offers plenty of opportunities for outdoor activities, such as hiking and cycling, with scenic routes that provide stunning views of the Devon landscape.

The village is also well-connected, with easy access to nearby towns like Barnstaple and Bideford, making it ideal for those seeking a peaceful, rural lifestyle without sacrificing convenience. In addition, Winkleigh hosts various cultural events. For those looking for a blend of history, community, and natural beauty, Winkleigh is an ideal place to call home.



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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⁾

1190 ft²
110.6 m²

Reduced headroom

8 ft²
0.7 m²

Floor 0 Building 1



Floor 1 Building 1

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