



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 King Farm Lane  
Winkleigh  
EX19 8HF



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



**Asking Price - £375,000**



Changing Lifestyles

01837 500600

# 11 Kings Farm Lane, Winkleigh, EX19 8HF.

A three bedroom detached bungalow, with enclosed rear garden, double garage, move in ready for the future owners...



- Established Detached Bungalow
- Offering Three Bedrooms
- Large Living Room & Dining Room
- Walk-in Shower Room & En-Suite
- Double Garage & Driveway
- Peaceful Cul-de-sac Location
- Enclosed & Private Rear Garden
- Short Walk into Village Centre
- 0.13 Acre Plot Size
- No Onward Chain
- EPC - E



Are you looking to live in a popular village, complete with all essential amenities just a stone's throw away? Nestled within easy reach of Dartmoor and major city connections, No.11 presents an ideal residence where relaxation and entertainment abound.

This tidy property showcases two reception rooms, including a spacious living room measuring nearly 20x12ft, adorned with a bay window and a gas fired fireplace. Adjacent to the living room, the designated dining area offers a perfect space to dine with friends and family or hosting gatherings, with sliding patio doors granting access to the enclosed rear garden.

The kitchen presents an opportunity to create an open-plan living arrangement, ideal for those seeking a more sociable lifestyle. Currently, it offers ample storage space and integrated units, catering to the needs for those who love to cook!



Boasting a master en-suite bedroom, an additional double bedroom, and a versatile third single bedroom or office, no.11 provides flexible accommodation options. The master bedroom features integral storage with a wardrobe in one corner, while the en-suite bathroom ensures convenience and privacy. Situated between the two larger bedrooms, the recently updated walk-in shower room offers a refreshing start to your day.

The enclosed rear garden provides an idyllic space for green thumbs, offering ample space to create whatever you please! It also provides a safe and secure environment for children to enjoy outdoor activities.

At the front of the property, a spacious double driveway guarantees convenient parking, while the large double garage with electric doors offers effortless access. The versatile garage, free of partitioning, presents the opportunity to transform it into a workshop, home gym, or additional storage space.

# Changing Lifestyles

Winkleigh itself lies amidst rolling Devonshire countryside and offers a good range of facilities including village stores, Post Office, butcher, primary school, pre-school, two public houses, veterinary surgery, doctors surgery and village church.

There are a range of community activities for all ages based around the community centre, village hall and sports hall. The village also has good local transport services with daily buses to Exeter and Barnstaple and also a service to Okehampton. The town of Okehampton is some 11 miles distant and situated on the northern fringes of the Dartmoor National Park.

The town has an excellent range of shops and services, three supermarkets including a Waitrose, modern hospital, leisure centre and expanding sixth form college. From Winkleigh the town of Crediton is also easily accessible and the cathedral and University City of Exeter, with its M5 motorway, mainline rail and international air connections is within easy driving distance.



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:





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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.

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