

Plot 10 - The Rochester

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Castle Green, Hawker Way,Winkleigh, EX19 8DT

Village location Okehampton 10 miles A30 10 miles

The Rochester plot 10, is a thoughtfully designed three/four-bedroom home, perfect for growing families or downsizers seeking a balance of space and comfort.

- 4 bedroom detached home
- Separate living room
- Ensuite to master bedroom
- Integral garage and parking for two cars
- Freehold
- Spacious kitchen/dining room
- Utility room
- Family bathroom
- 10 year NHBC warranty
- EPC & Council tax band TBC

Guide Price £375,000

SITUATION

Castle Green, offers the rare opportunity to own a contemporary, energy efficient 2, 3 and 4 bedroom homes with the picturesque Devon village of Winkleigh.

DESCRIPTION

The Rochester plot 10, is a thoughtfully designed three/four-bedroom home, perfect for growing families or downsizers seeking a balance of space and comfort. The kitchen/dining area is designed for modern living, with French doors opening onto the garden, creating a light and airy space ideal for entertaining or everyday life. A separate living room offers a cosy retreat, while a utility area and cloakroom add convenience to the ground floor.

Upstairs, the home features generously sized bedrooms, including a master bedroom with a private en-suite. A stylish family bathroom completes the first floor.







OUTSIDE
This home benefits from a integral garage, driveway parking for 2 cars and a private rear garden.

AGENT NOTE
All homes at Castle Green are subject to an Estate Charge of £200 per plot, per annum.
Some images may be CGI. Internal photos are provided to illustrate the high-quality finish and are taken from a similar property.

VIEWINGS
Please call the Stags Okehampton Office on 01837 659420 for further information.

DIRECTIONS
From Exeter: Leave Exeter via the A377 towards Crediton. Continue along the A377 through Crediton and Copplestone until you reach a left hand turn signposted Winkleigh B3220. Remain on the B3200 until you reach Winkleigh and the road becomes the A3124. Remain on the A3124 heading North until you reach Castle Green located on the left, adjacent to Carrionpit Lane.

From the North (M5): Exit the M5 at junction 27 taking the A361 North Devon Link Road, following signs for Tiverton. At the first roundabout, take the 1st exit onto the A3126. Follow signs for the B3137 until you get to a left hand turning onto Longdrag Hill. Continue along the B3137, until just before you reach Witheridge and take the left turn onto the B3042. At the end of this road, turn left onto the A377 then immediately left which is sign posted Winkleigh. Remain on this road until you reach Winkleigh, then turn right onto the A3124. Remain on the A3124 heading North until you reach Castle Green located on the left, adjacent to Carrionpit Lane.











Ground floor

Kitchen/Dining 4966mm x 2743mm (max) 16'4" x 9'0" (max)
Living Room 4390mm x 3352mm (max) 14'5" x 11'0" (max)
Utility 2154mm x 1626mm (max) 7'1" x 5'4" (max)
Cloaks 2055mm x 1172mm (max) 6'9" x 3'10" (max)
Garage 5589mm x 3036mm (max) 18'4" x 10'0" (max)

First floor

Bedroom 1 4390mm x 3352mm (max) 14'5" x 11'0" (max)
En-suite 2415mm x 1784mm (max) 7'11" x 5'10" (max)
Bedroom 2 3794mm x 3102mm (max) 12'5" x 10'2" (max)
Bedroom 3 2742mm x 2655mm (max) 9'0" x 8'9" (max)
Bed 4/Home Study 3102mm x 2357mm (max) 10'2" x 7'9" (max)
Bathroom 2742mm x 2193mm (max) 9'0" x 7'2" (max)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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