



**Green Oaks, Broadwoodkelly, EX19 8EL**

Guide Price **£550,000**

# Green Oaks

## Broadwoodkelly, Winkleigh

- Contemporary four bedroom home in a peaceful Devon village
- Exposed oak finishes and plenty of glass
- 4 bedrooms with master ensuite and walk-in wardrobe
- Spacious kitchen/dining room with character
- Impressive first floor sitting room with full height windows
- Ground floor underfloor heating and efficient air source system
- Double garage with remote doors, power, utility space and loft storage

This contemporary four bedroom home sits in a peaceful Devon village with lovely countryside views, a large garden, a double garage and spacious, well-planned accommodation. It was originally built to a high standard and has been updated in recent years, offering a comfortable, energy-efficient home in a quiet rural setting. Broadwoodkelly is a pretty village with a friendly feel, surrounded by rolling fields and served by a school bus route and a nearby farm shop. Winkleigh is about three miles away with everyday amenities, and Okehampton is within easy reach for a wider range of shops, schools and access to Dartmoor.

The house has a welcoming entrance hall with exposed oak framing giving it a unique appeal, there's full height glass panels and a turning oak staircase too.





The kitchen and dining room stretch across the back of the property, looking out over the garden and the countryside beyond. It is a great family space with a bespoke fitted kitchen, granite worktops, a Falcon range cooker, an island with hardwood surface and a wood-burner. Two ground floor double bedrooms and a bathroom sit off the hallway, making this level versatile for guests or family living.

Upstairs, the sitting room is a superb feature, with exposed oak framing and full height windows that make the most of the countryside views plus another wood-burner to add to the character and warmth. There is a study or fourth bedroom, a guest WC and a generous main bedroom suite with ensuite bathroom and walk-in wardrobe.

The property has an efficient air source heating and hot water system, underfloor heating to the ground floor, radiators upstairs, full double glazing and a rainwater harvester for garden use.

Outside, a brick paved driveway leads to the large double garage, which has remote controlled doors, power, lighting, utility space and storage. It's worth noting that the double garage of Green Oaks is attached to the neighbours double garage, hence the linked detached description. We love the fact you can easily move from the house to garage without going outside too. The rear garden is private and level, mainly laid to lawn, with seating areas, a kitchen garden with raised beds and greenhouse, a summerhouse with power and a well-built workshop and potting shed.



## AGENTS' NOTES :

### Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

### Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

### Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

### Heating Type (Non-Mains):

We're informed by the seller that the property is heated via an air-source heat pump. Buyers should confirm servicing arrangements and running costs.

### Rights of Way:

We're informed by the seller that the property both benefits from and is subject to, rights for turning on the front driveways. Buyers are advised to confirm details and legal status with their conveyancer.

### Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.





Floor 0

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

191.1 m<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Please see the floorplan for room sizes.

Current Council Tax: Band E – West Devon

Approx Age: 2007

Construction Notes: Timber framed

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains and rain water harvesting

Heating: Airsource heat pump with underfloor heating to ground floor

Listed: No

Conservation Area: No

Tenure: Freehold

**WINKLEIGH** is home to The Mad Butcher, the 750-year-old Winkleigh Fair, and is the only village in Devon with the remains of two 12th century castles. The centre of the village features winding, thatched-lined streets leading to the market square around which are dotted several shops and amenities, as well as the well-regarded Kings Arms pub. In recent years the village has expanded to include modern housing developments taking advantage of the village's position amid a good network of roads that quickly link it with towns further afield. Buses also make use of the road network and regular services run to Barnstaple, Exeter, Hatherleigh, and Okehampton, the latter of which has the nearest supermarkets to Winkleigh. It's proximity to Chulmleigh Academy (OFSTED Good) is another lure, as is the village primary school (OFSTED Good). While the annual Winkleigh Fair unites the community in a week-long calendar of events, the thriving community centre, village hall, and sports centre, ensure there's usually something going on daily and weekly.





## DIRECTIONS

For sat-nav use EX19 8EL and the What3Words address is [///combining.bookcases.roughest](#) but if you want the traditional directions, please read on.

If approaching on the A3124 from Winkleigh to North Tawton, turn off the main road towards Broadwoodkelly. As you enter the village, with the church on your right, continue past the church and follow the signpost for Monkokehampton. The property will be found a short distance along on the right hand side





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