



Springbourne Drive, Cullompton, EX15 1XS

This exceptional home offers expansive and versatile living across three well-appointed floors, thoughtfully designed to cater to both family life and entertaining on a grand scale.

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DESCRIPTION:

A spacious and welcoming entrance hall sets the tone for the rest of the property, featuring a convenient cloakroom and providing access to all principal rooms. The formal sitting room boasts a beautiful bay window, allowing for an abundance of natural light and creating a warm, inviting atmosphere. A generously sized study offers the perfect space for home working or a quiet retreat.

At the heart of the home is the impressive open-plan kitchen, dining, and living area — ideal for modern living and entertaining. This stunning space seamlessly blends style and functionality, with ample room for both relaxed family gatherings and more formal occasions. A separate utility room adds practicality and additional storage.

Upstairs, the principal bedroom is a true sanctuary, complete with a luxurious en-suite bathroom and a spacious walk-in wardrobe. A second guest suite also features its own en-suite and walk-in wardrobe, making it perfect for visitors or extended family. There are two further well-proportioned double bedrooms, as well as a fifth bedroom that also benefits from a walk-in wardrobe. An exceptional and stylish family bathroom serves this floor, providing comfort and elegance.

The top floor presents an outstanding bonus — a vast games/family room that offers endless possibilities. Whether used as a home cinema, entertainment hub, teenage retreat, or even a large office/studio, this flexible space is a remarkable asset to the property.

OUTSIDE:

The property continues to impress. A generous driveway provides ample off-road parking and leads to an integral double garage. The gardens are beautifully maintained and benefit from a sunny aspect, offering the perfect setting for outdoor relaxation and entertaining.

This is a rare opportunity to acquire a truly exceptional home with extensive, adaptable living space. A personal viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

Council Tax: Band F - Mid Devon

Services: Mains water, Mains electric and Main Gas

Broadband: Ultrafast Full Fibre Available Within This Postcode, Fibre to the Premises

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

turns.encourage.unto



AT A GLANCE:

- Well-presented family home
- Open-plan kitchen, dining, and living area
- Sitting room with bay window
- Main bedroom with en-suite and walk-in wardrobe
- Second bedroom also with en-suite and walk-in wardrobe
- Two additional good-sized double bedrooms
- Versatile top-floor living or games room
- Fifth bedroom with walk-in wardrobe
- Integral double garage and ample parking

PROPERTY INFORMATION:

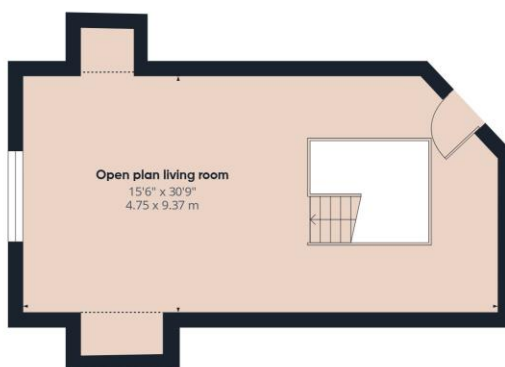
- Freehold
- Council tax Band: F
- Mains electric, gas, water and drainage.



Ground



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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