



Luca Fluder Hill, Kingskerswell

Newton Abbot

Guide Price £800,000

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Kingskerswell, Newton Abbot

Discover an exceptional contemporary home, one of three remarkable properties situated in a highly sought-after semi-rural area renowned for its outstanding eco-credentials and meticulous attention to detail. This impressive residence boasts thoughtfully designed living spaces that maximize natural light and offer stunning panoramic views. With four spacious bedrooms and fifth bedroom or study, three luxurious bathrooms, a dedicated study, a generous garage, ample parking, and a beautiful garden, this property is undeniably perfect for family living.

Fluder Hill is conveniently close to Babbacombe and top local schools, including both boys' and girls' grammar schools (subject to catchment rules). Major retail parks nearby deliver a wide range of shopping options, from supermarkets to high street stores.

Step into your dream home through a grand entrance hall, featuring a convenient cloaks cupboard, a separate WC, and a versatile room suitable for a study or play area.

The expansive living room boasts breathtaking south-facing panoramic views of the stunning countryside and distant Dartmoor. With bi-fold doors that flood the space with natural light, this room effortlessly connects to a Millboard-style decked balcony, providing an outdoor retreat designed for relaxation in any weather.

- REDUCED PRICE FOR LIMITED PERIOD - On the outskirts of the English Riviera. Discover an exceptional new residence boasting breathtaking





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Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- **REDUCED PRICE FOR LIMITED PERIOD** – On the outskirts of the English Riviera. Discover an exceptional new residence boasting breathtaking panoramic rural views.
- Experience the allure of an exquisite luxury kitchen, complemented by a charming breakfast room and an elegant dining room.
- Five bedrooms
- Breathtaking rural views from the master suite, complete with a luxurious en-suite bathroom and a dressing room.
- Experience the charm of a living room with bi-folding doors that lead to a balcony, showcasing breathtaking rural views that will inspire and relax you.
- Exceptional Eco credentials ready for immediate legal completion
- Family bathroom and two en-suites
- Double garage and parking on drive way
- Gardens to front and rear enjoying sunny aspect
- Close villages amenities, restaurants and local public house



Location of the property:

Kingskerswell, once known as Kings Carswell or Kings Kerswell, is a charming village and civil parish nestled within the Teignbridge local government district in the picturesque south of Devon, England. Its strategic location at the narrowest point across a marshy valley highlights its historical significance, as it has roots tracing back to the Domesday Book. With a stunning 14th-century church and the remnants of a manor house from the same era, the village boasts a rich heritage. The arrival of the railway in the 1840s catalyzed its evolution into a thriving commuter town, making it an appealing choice for those seeking a blend of history and modern convenience. Kingskerswell stands as a vital component of the local electoral ward, ensuring that its community voice is heard and valued.



Fluder Hill, Kingskerswell, TQ12

Approximate Area = 1797 sq ft / 166.9 sq m (excludes void)

Garage = 395 sq ft / 36.6 sq m

Total = 2192 sq ft / 203.5 sq m

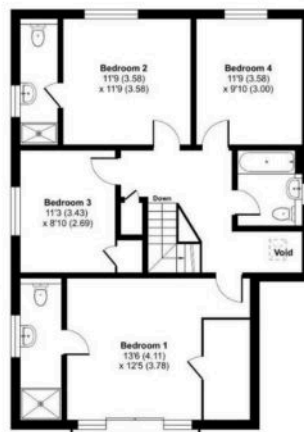
For identification only - Not to scale



Garage
214 (6.50)
x 185 (5.64)



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement
International Property Measurement Standards (IPMS) Residential
Produced for Residents - REF: 1165728

1 of 1 - Floorplan 1



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