



1 Fluder Hill, Kingskerswell

£575,000 Freehold

Four Bedroom Detached House • Two Generous Reception Rooms • Well-Appointed Kitchen/Diner • Dedicated Study • Sunroom With Garden Access • Detached Double Garage • Far Reaching Countryside Views • Private Landscaped Gardens • Sought After Village Location • Driveway Parking For Multiple Vehicles

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A large glazed entrance porch welcomes you into the home and leads through to the central hallway, which provides access to the ground floor rooms and the staircase rising to the first floor. The living room, positioned at the front of the property, is a bright and inviting space. A square bay window fills the room with natural light, while a feature fireplace creates a focal point and adds warmth and character. Adjacent to this, also to the front of the property, is the dining room. With its generous proportions and pleasant outlook, this room is ideal for entertaining, formal dining, or could serve as a second reception room depending on lifestyle needs.

The kitchen/diner lies to the rear, enjoying dual aspect windows that showcase far-reaching countryside views. Fitted with a comprehensive range of light oak-style wall and base units and integrated appliances, the kitchen combines practicality with style. The adjoining dining area provides plenty of space for informal family meals while taking in the rural outlook. A door opens directly to the rear garden, where a pathway leads to the back entrance of the detached double garage — a particularly convenient feature for everyday use. From the kitchen/diner, further doors lead through to a dedicated study — perfect for home working — and a separate storage/plant room offering additional storage facilities.

An inner hallway gives access to the sunroom, a delightful addition to the property with half-glazed windows overlooking the garden and surrounding landscape. With direct doors to the garden, this versatile room offers the perfect spot to relax in all

seasons, whether enjoying morning coffee or evening sunsets.

First Floor Accommodation

Upstairs, the home continues to impress with four spacious double bedrooms, all well-proportioned and filled with natural light. Several bedrooms enjoy dual aspect windows with elevated countryside views, enhancing their sense of space. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. The bathroom itself is bright and airy thanks to dual aspect windows and is fitted with a modern suite.

Outdoor Space

The rear garden provides a wonderful retreat, with the countryside backdrop creating a sense of peace and privacy. Well-positioned for outdoor entertaining or quiet relaxation, it also provides practical access via a pathway leading to the rear of the detached double garage. This arrangement ensures that the garden feels both functional and inviting, perfect for family life.

Lounge - 15'7 × 15'2 (4.75m x 4.62m)

Dining Room - 12'2 × 12'2 (3.70m x 3.70m)

Kitchen - 20'8 × 10'7 (6.30m x 3.23m)

Breakfast Room - 11'6 × 8'5 (3.50m x 2.57m)

Study - 8'8 × 6'5 (2.65m x 1.95m)

Sun Room - 19'10 × 9'10 (6.05m x 3.00m)

Bedroom - 15'9 × 11'3 (4.80m x 3.43m)

Bedroom - 13'5 × 12'2 (4.10m x 3.71m)

Bedroom - 13'4 × 11'4 (4.06m x 3.46m)

Bedroom - 17'1 × 10'8 (5.20m x 3.25m)



Important Information

Teignbridge Council Tax Band G
(£4161.88 2025/2026)

EPC Rating D

Broadband Speed Ultrafast 1800 Mbps
(According to OFCOM)

Mains Gas, Electric, Water and
Sewerage Supplied

The Property is Freehold



Garage
24.5 sq.m. (263 sq.ft.) approx.

Ground Floor
106.7 sq.m. (1152 sq.ft.) approx.

1st Floor
84.3 sq.m. (907 sq.ft.) approx.



TOTAL FLOOR AREA : 217.5 sq.m. (2341 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		