



**1 Kingfisher Close, Newton St. Cyres EX5 5DH**

Guide Price **£750,000**

# 1 Kingfisher Close

Newton St. Cyres, Exeter

- Detached executive-style home
- Highly desirable village location
- 5 Bedrooms (2 En-suites)
- Open plan kitchen/living area
- Landscaped gardens
- Extended Garage plus parking
- Lovely covered veranda seating area
- Option to adapt garage extension to office/garden room
- Walking distance to train and bus links
- Just 10 minutes from Exeter

A substantial detached home set within the prestigious Kingfisher Drive development in Newton St Cyres, a well-regarded village with strong transport links to Exeter and a popular community centred around its large communal green. The house has been designed with space and natural light in mind, offering flexible accommodation across two floors along with a landscaped west-facing garden and a range of high-spec finishes throughout.

At the centre of the ground floor is a large open-plan living area that connects the kitchen, dining and sitting spaces. The kitchen is arranged around a central island and breakfast bar, fitted with white gloss units, quartz worktops, a pantry and integrated appliances including double ovens, eye-level microwave, six-ring gas hob, wine fridge, dishwasher and fridge freezer.





Bifold doors open directly onto a covered outdoor dining area with composite decking, creating an easy flow between inside and out. The lounge area continues the open layout and includes a wood-burning stove along with a second set of bifold doors leading onto a veranda overlooking the garden. Underfloor heating runs throughout the ground floor, adding to the overall sense of comfort and practicality. Additional ground floor spaces include a large entrance hall with built-in cloakroom storage and a combined utility room and WC with fitted gloss units and space for laundry appliances.

Upstairs, the principal bedroom sits partially within the eaves, giving it added character, and includes an en suite shower room along with plantation-style shutters. A second double bedroom also benefits from an en suite and enjoys views over the communal green and has a full-height window. Two further double bedrooms are currently arranged as a dressing room and music room, while a fifth bedroom provides a generous single room overlooking the rear garden. A family bathroom with bath and overhead shower serves the remaining accommodation. The landing itself feels particularly bright and open thanks to a full-height window and a spacious stairwell area, with an airing cupboard providing additional storage.



Outside, the rear garden has been professionally landscaped with a pond, vegetable beds and a number of seating areas arranged to make the most of the west-facing aspect. The covered outdoor dining space allows for year-round use and links directly back to the kitchen. To the front, there is parking for at least two vehicles along with an extended garage fitted with an electric roller door. The rear section of the garage has been extended and includes bifold doors, making it easily adaptable to a home office, studio or further workspace if required.

The village itself remains popular thanks to its primary school, regular bus and rail connections, and local venues including The Beer Engine. An annual management fee of approximately £300 contributes towards the upkeep of the communal areas within the development. All residents have control and free use of the central green communal space and a further piece of land to the north of the development.

Overall, this is a thoughtfully designed modern home offering generous living space, adaptable rooms and a strong connection between house and garden, all within one of the more sought-after village settings close to Exeter.

Please see the floorplan for room sizes.

Current Council Tax: Band F - Mid Devon 2026/27 - £3,746.92

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Mains gas central heating (underfloor to the ground floor)

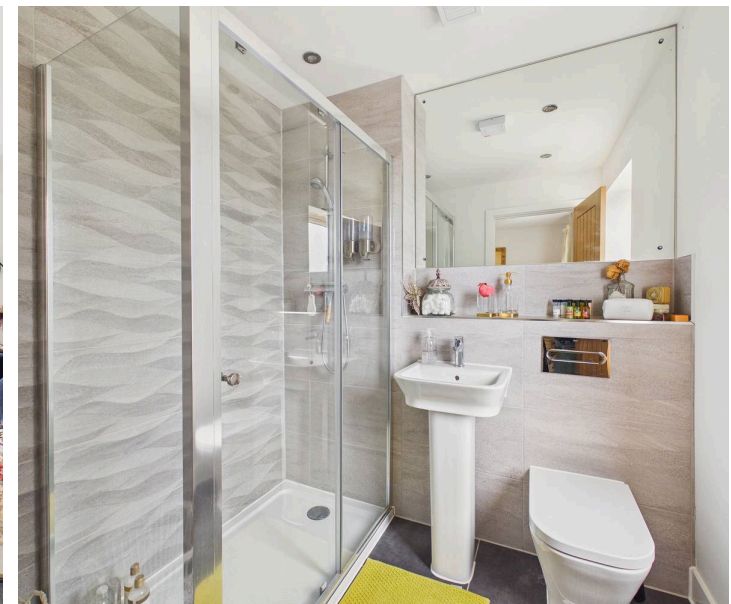
Construction: Standard

Listed: No

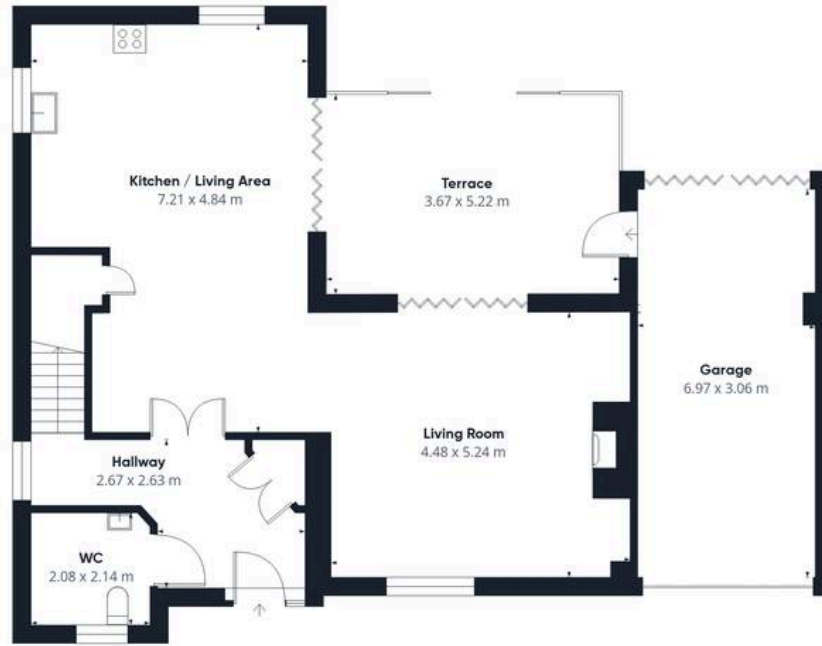
Conservation Area: No

Tenure: Freehold

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.







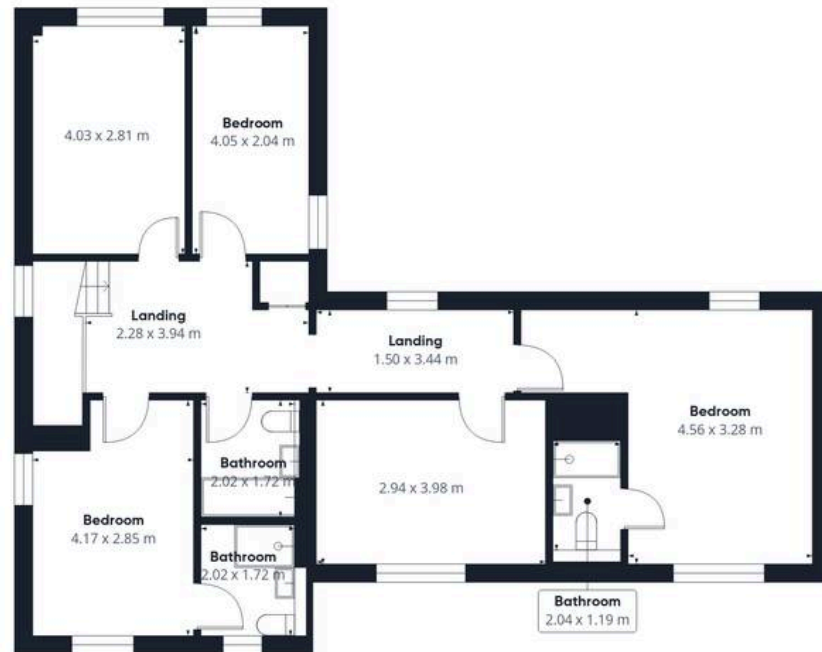
Floor 0

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

179.8 m<sup>2</sup>

Balconies and terraces

19.1 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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

GIRAFFE360



### **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.

### **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.

**NEWTON ST CYRES** is a favoured location for those seeking a village setting with easy access to both Crediton (3 miles) and Exeter (5 miles) via the A377. For non-drivers, or those wanting to rely less on a car, frequent buses and trains serve both these towns. The centre of the village is formed by thatched cottages many of which are clustered around the pretty ford with its cobbled bridge and is a designated Conservation Area. There are plenty of options to keep busy in and around the village. There are also several eateries to explore, including The Beer Engine; a renowned real ale micro-brewery equally feted for its good food. This pub is also near the village recreation ground home to the Woodbury & Newton St Cyres cricket teams and Newton St Cyres FC. Not far from the cricket ground is the recently built primary school (OFSTED Good) which also provides wraparound care open to all nursery and school aged children. The school's personal development and early years care is OFSTED Outstanding.

**DIRECTIONS** For Sat Nav: EX5 5DH





# Helmores

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