

SOLE
AGENT

Woodenheart

Les Pages | St Martin |

This wonderful family home is located in a very quiet lane in St Martin with Petit Bot and a number of popular country pubs within comfortable walking distance. This detached chalet bungalow is set back from the road in a hidden position which provides a peaceful and private space. The house is in move in condition and provides an opportunity to extend if so required. Accommodation comprises lounge, dining room, kitchen, conservatory, three bedrooms, a fourth bedroom/study, a bathroom, shower room, utility room and a WC. Woodenheart boasts a beautiful two tier garden, a swimming pool surrounded by a large patio area and two other separate outside spaces for basking in the sun or to simply enjoy al fresco dining. The gravel parking area can facilitate a number of vehicles.

£875,000

ESTATE AGENTS & PROPERTY MANAGERS

4 BEDROOMS

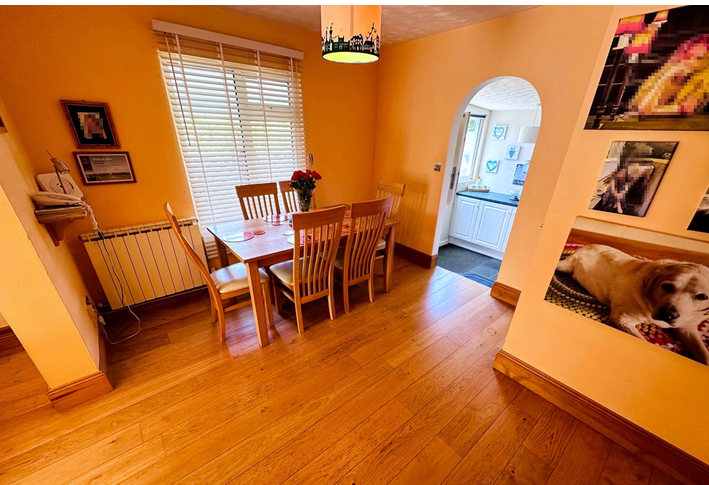
2 BATHROOMS

3 RECEPTIONS

Shields
& Rutland

OPENING DOORS SINCE 1993

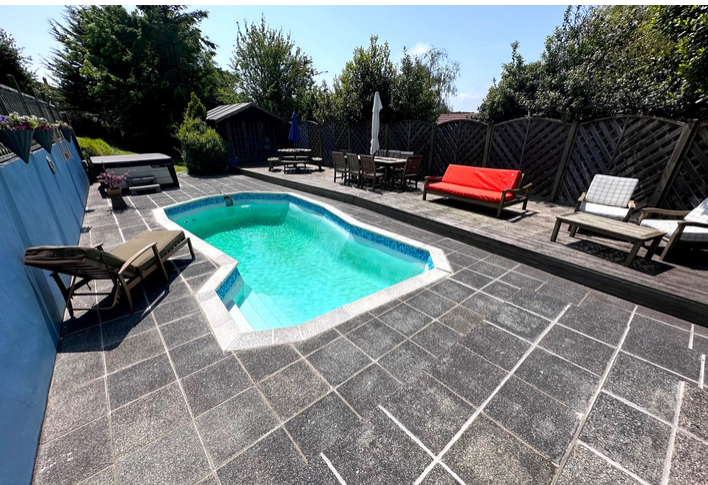
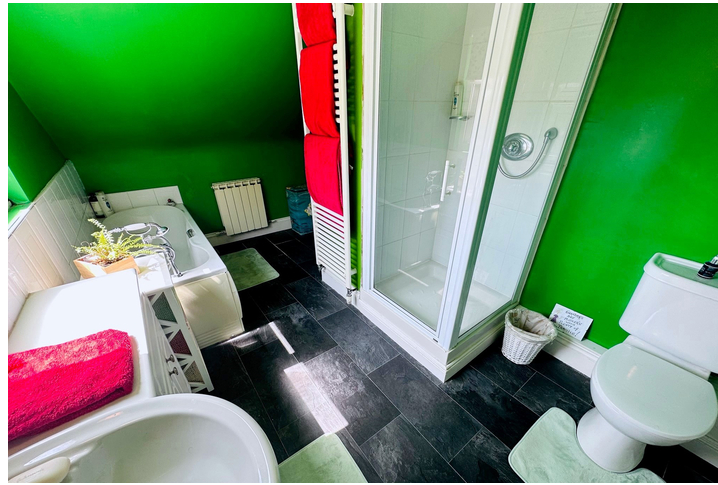
PHOTOS



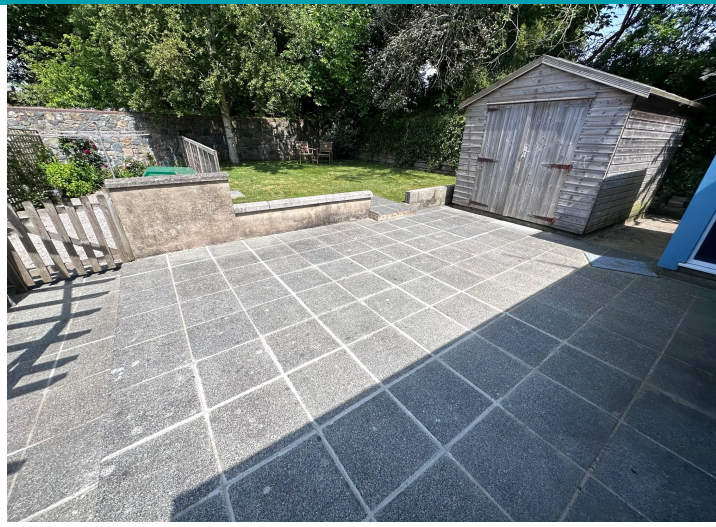
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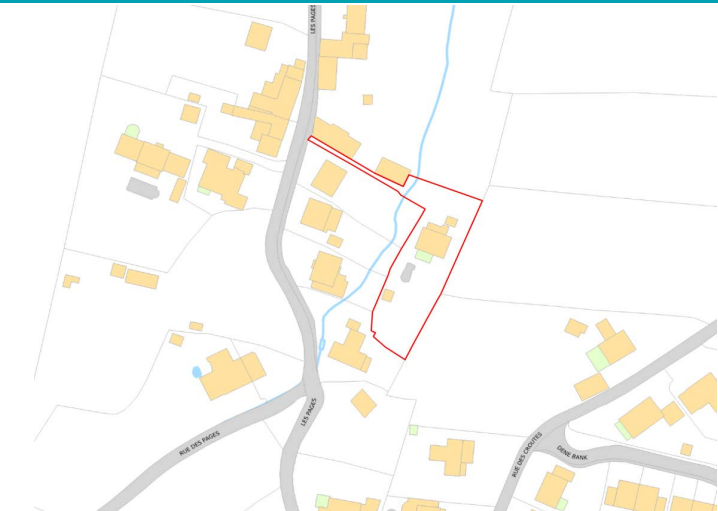
PHOTOS



PHOTOS



SPECIFICATIONS



Kitchen/Diner

4.88m x 2.08m (16' 0" x 6' 10")

Dining Room

4.58m x 3.19m (15' 0" x 10' 6")

Lounge

4.30m x 3.36m (14' 1" x 11' 0")

Conservatory

5.36m x 2.89m (17' 7" x 9' 6")

Inner Hall

2.92m x 2.14m (9' 7" x 7' 0")

Bedroom 2

3.75m x 2.32m (12' 4" x 7' 7")

Bedroom 3

3.74m x 2.32m (12' 3" x 7' 7")

Home Office/Bedroom 4

3.64m x 2.69m (11' 11" x 8' 10")

Shower Room

1.86m x 1.89m (6' 1" x 6' 2")

Utility Room

3.04m x 1.82m (10' 0" x 6' 0")

WC

1.24m x 0.89m (4' 1" x 2' 11")

Attic Bedroom

5.29m x 4.17m (17' 4" x 13' 8")

Ensuite

4.03m x 2.29m (13' 3" x 7' 6")

Garden

A beautiful two tier garden, a swimming pool surrounded by a large patio area and two other separate outside spaces for basking in the sun or to simply enjoy al fresco dining.

Parking

The gravel parking area can facilitate a number of vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- uPVC double glazed
- Quiet and desirable location
- Swimming pool
- Spacious accommodation
- Opportunity to extend

SERVICES

Mains water. Cesspit drainage. Oil fired central heating.

APPLIANCES INCLUDED

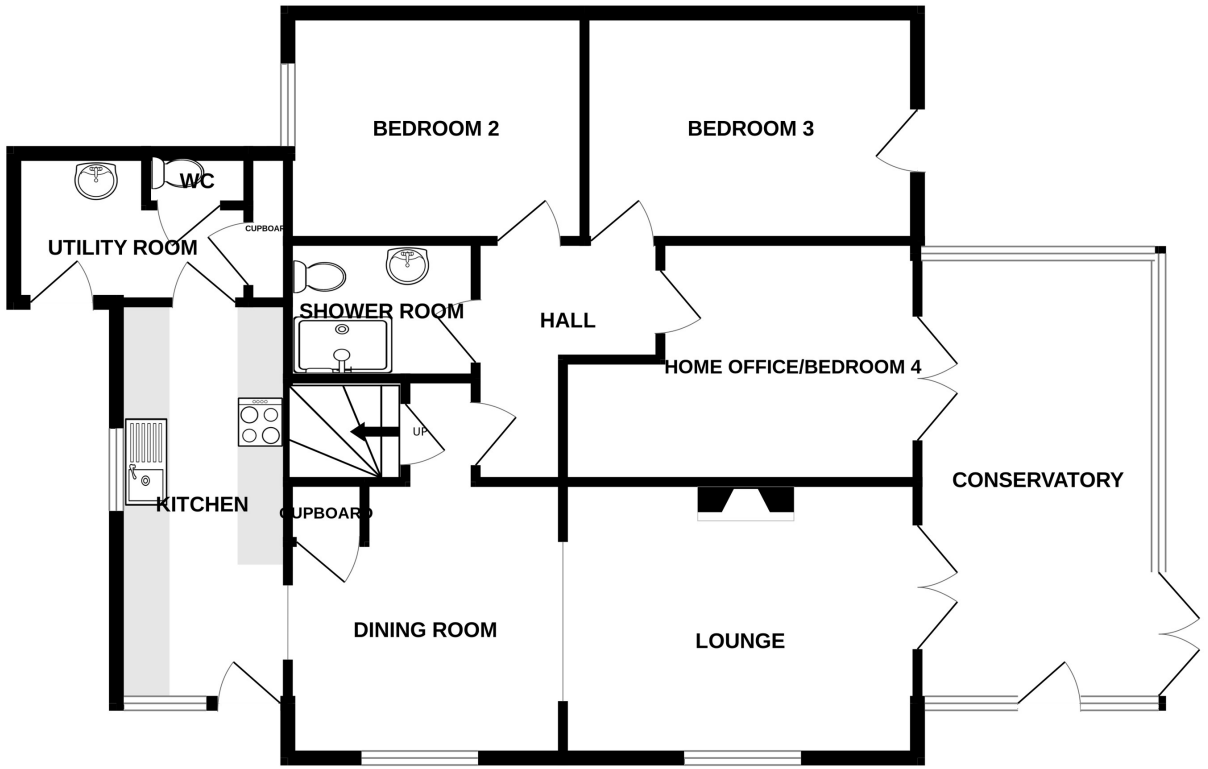
- Bosch single oven
- Cooke & Lewis four ring hob
- Hotpoint fridge
- Hotpoint aquarius dishwasher
- Zanussi tumble dryer
- Belling freezer
- Bosch washing machine

SCHOOL CATCHMENT

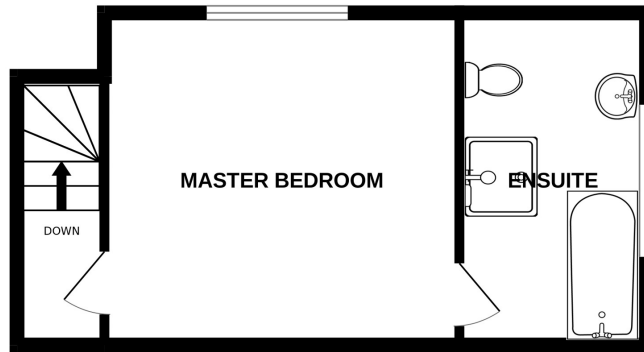
St Martins Primary School and Les Beaucamps High School

FLOORPLAN

GROUND FLOOR



1ST FLOOR



WOODENHEART

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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