



SOLE  
AGENT

## Villars

Route De La Croix Au Bailiff | St Andrew | GY6 8SA

This detached Victorian villa has been recently extended by the current owners and provides an abundance of living space as well as five bedrooms. While this wonderful family home is in move-in condition, there is potential to further develop by rearranging the social space and kitchen areas to create something very special. This characterful house is located in the centre of the island with quiet lanes on the doorstep. Accommodation comprises lounge/diner, open-plan dining room/sunroom, kitchen, five bedrooms, three bathrooms and a utility room. The property benefits from a large site with a beautiful, mature garden to the side which is accessed off the sunroom, as well as having a field which is predominantly lawned but with a small orchard area. The field has vehicle access and benefits from a block built outbuilding which has power and lighting. Parking is provided by a gravel driveway which can facilitate a number of vehicles and there is also a detached single car garage/workshop.

5 BEDROOMS

3 BATHROOMS

3 RECEPTIONS

**£1,150,000**

ESTATE AGENTS & PROPERTY MANAGERS

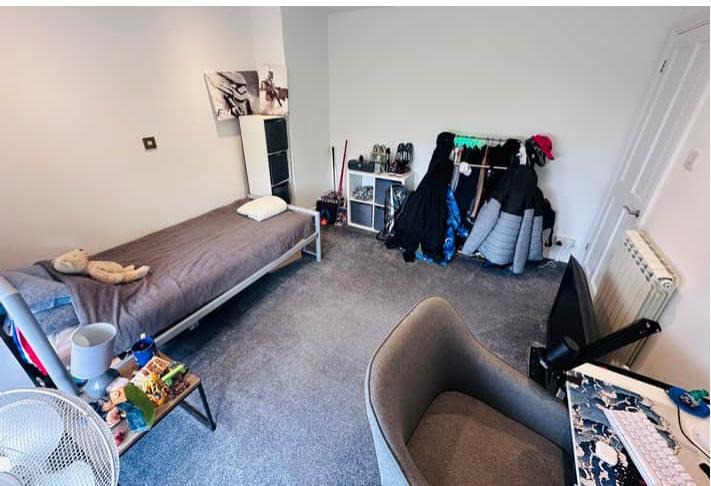
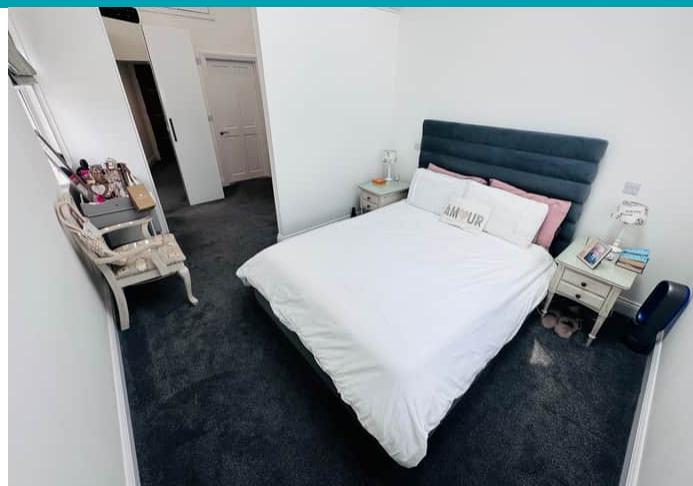
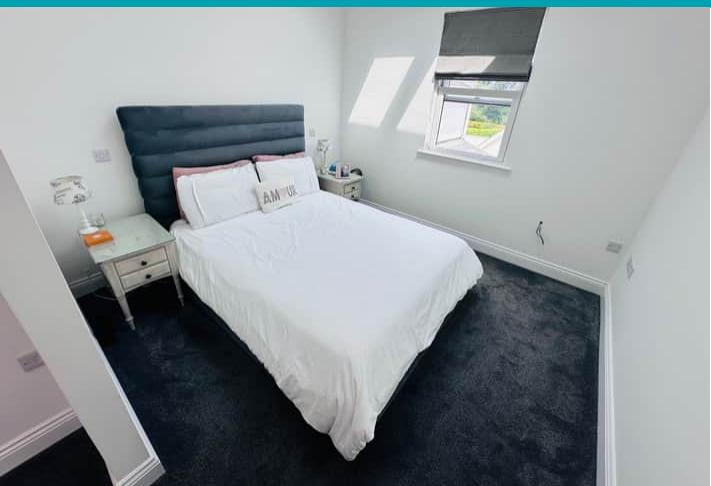
Shields  
& Rutland

OPENING DOORS SINCE 1993

# PHOTOS



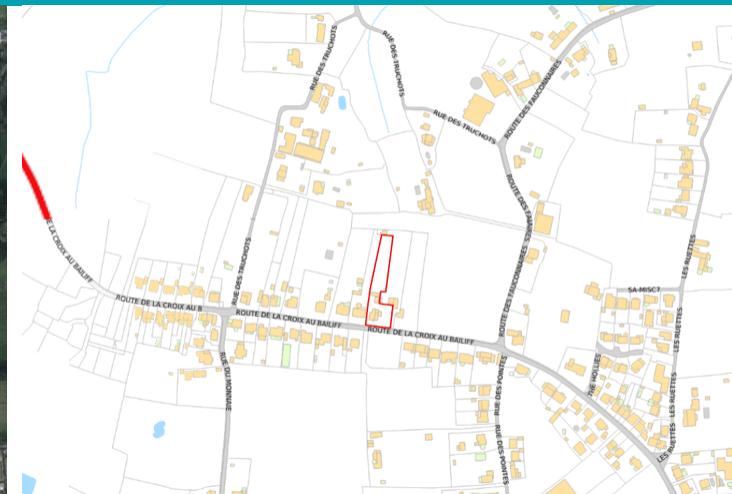
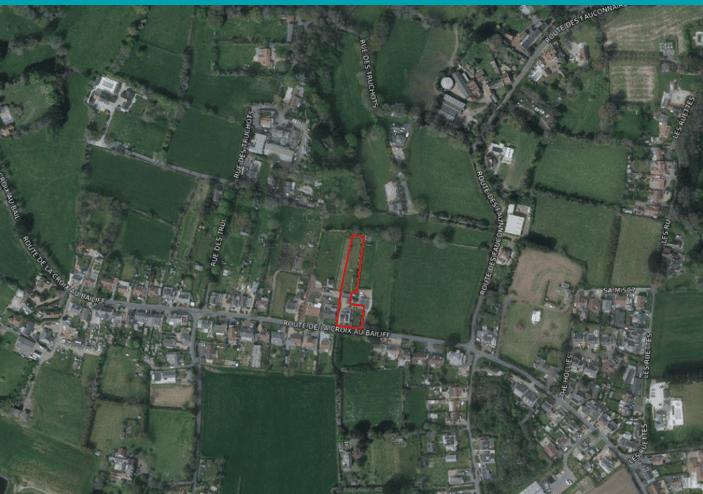
# PHOTOS



## PHOTOS



# SPECIFICATIONS



## Entrance Porch

1.50m x 1.20m (4' 11" x 3' 11")

## Lounge/Diner

6.92m x 5.27m (22' 8" x 17' 3")

## Kitchen

3.82m x 2.63m (12' 6" x 8' 8")

## Dining Room

5.62m x 3.10m (18' 5" x 10' 2")

## Conservatory

5.30m x 3.37m (17' 5" x 11' 1")

## Utility Room

1.91m x 1.48m (6' 3" x 4' 10")

## Shower Room

1.92m x 1.43m (6' 4" x 4' 8")

## Bedroom 5

3.68m x 3.16m (12' 1" x 10' 4")

## First Floor Landing

4.16m x 1.75m (13' 8" x 5' 9")

## Inner Hall

1.70m x 0.97m (5' 7" x 3' 2")

## Master Bedroom

5.67m x 4.39m (18' 7" x 14' 5")

## Ensuite

3.20m x 1.58m (10' 6" x 5' 2")

## Bedroom 2

4.20m x 3.40m (13' 9" x 11' 2")

## Bedroom 3

3.65m x 3.40m (12' 0" x 11' 2")

## Bedroom 4

4.15m x 2.90m (13' 7" x 9' 6")

## Bathroom

2.73m x 2.22m (8' 11" x 7' 3")

## Garden

The property benefits from a large site with a beautiful, mature garden to the side which is accessed off the sunroom, as well as having a field which is predominantly lawned but with a small orchard area. The field has vehicle access and benefits from a block built outbuilding which has power and lighting.

## Parking

Parking is provided by a gravel driveway which can facilitate a number of vehicles and there is also a detached single car garage/workshop.

## PRICE INCLUDES

Curtains/blinds, carpets/flooring and light fittings

## SPECIAL FEATURES

- uPVC double glazed
- Recently extended
- Large garden
- Outbuilding
- Detached garage

## SERVICES

Mains drain, water and electricity. Oil fired central heating.

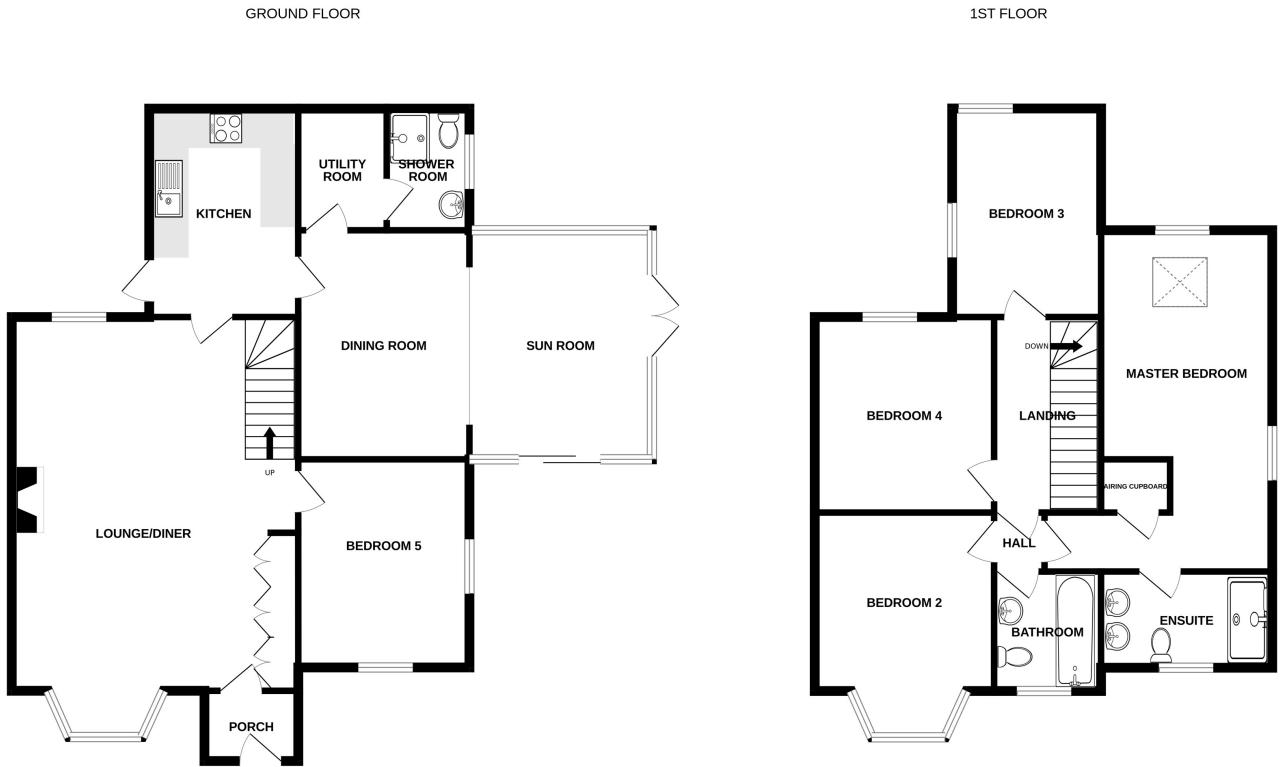
## APPLIANCES INCLUDED

- AEG single oven
- AEG hob
- Extractor fan

## SCHOOL CATCHMENT

St Martins Primary School and Les Beaucamps High School

# FLOORPLAN



CONFIDENTIAL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and areas, rooms and areas are approximate. The floorplan is for the guidance of prospective buyers, and is not to be relied upon for planning purposes. It is not to scale. It is the copyright of the vendor, and is not to be reproduced without the written permission of the vendor. 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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