

SOLE  
AGENT

## Pres de L'Ecurie

Duveaux Lane | St Sampson | GY24XZ

This detached family home is located in quiet lane in a highly desirable area with schools and shops nearby as well as being a short drive from Town, The Bridge and the coast. For convenience, there is a bus stop practically on the doorstep. The property is presented in move-in condition and offers a number of very interesting options for buyers. The bungalow has had plans passed to develop into a large four/five bedroom house with modern living areas. There is also the possibility of reconfiguring the existing footprint to create a wing. Current accommodation comprises large lounge, dining room, kitchen/breakfast room, three bedrooms, a bathroom and a utility room. To the rear of the property is a low maintenance, west-facing garden which is partially laid to lawn with a large patio area, all of which are bordered by mature trees and shrubs that provide privacy but don't stop the sun from streaming in all day. The main feature of the outside space is a large timber cabin with power, lighting and heating. This wonderful outbuilding provides a multitude of uses including a space for hobbies, an extension of the social space and it is ideal for anybody running a business from home. A large tarmac driveway provides parking for a number of vehicles.

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**3 BEDROOMS**

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**1 BATHROOM**

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**2 RECEPTIONS**

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**£895,000**

PHOTOS



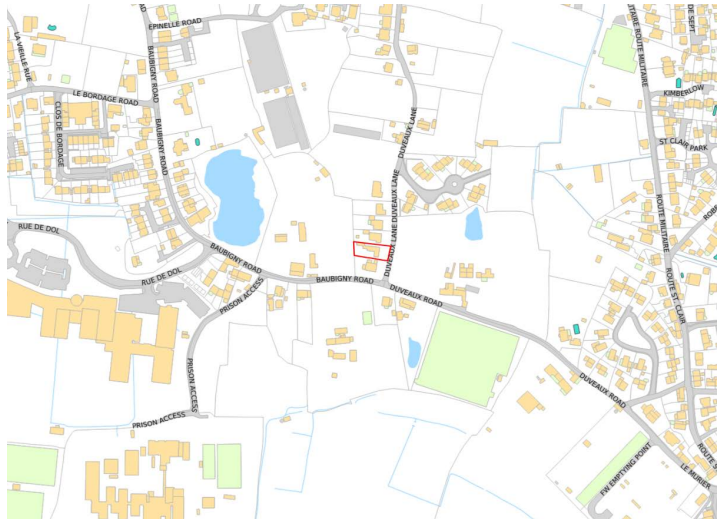
PHOTOS



PHOTOS



# SPECIFICATIONS



### Dining Room

5.48m x 2.76m (18' 0" x 9' 1")

### Kitchen/Breakfast Room

5.48m x 2.99m (18' 0" x 9' 10")

### Utility Room

3.27m x 2.87m (10' 9" x 9' 5")

### Lounge

7.06m x 3.96m (23' 2" x 13' 0")

### Rear Hall

4.08m x 2.08m (13' 5" x 6' 10")

### Bathroom

2.36m x 2.26m (7' 9" x 7' 5")

### Master Bedroom

3.91m x 3.91m (12' 10" x 12' 10")

### Bedroom 2

3.22m x 2.56m (10' 7" x 8' 5")

### Bedroom 3

3.12m x 2.69m (10' 3" x 8' 10")

### Garden

To the rear of the property is a low maintenance garden which is partially laid to lawn with a large patio area, all of which are bordered by mature trees and shrubs which provide privacy. The main feature of the outside space is a large timber cabin.

### The Cabin

This timber cabin benefits from an insulated roof, power and lighting. It has been built with various uses in mind including a gym, hobby room, home office or just somewhere to sit and admire the garden.

### Parking

A large tarmac driveway provides parking for a number of vehicles.

### Planning applications

The current owners have previously submitted two applications to alter the property. The first design was to create an additional bedroom and bathroom at the rear of the property. This extension was approved but has since lapsed. The second scheme, which has been more recently approved, was for a far more extensive development. Both sets of plans can be seen as an attachment to the sales particulars pdf.

### PRICE INCLUDES

Curtains, carpets and light fittings

### SPECIAL FEATURES

- Desirable location
- Plans approved
- Low maintenance garden
- Large timber cabin

### SERVICES

Mains water and electricity.  
Cesspit drainage.

### APPLIANCES INCLUDED

Rangemaster 110 electric cooker

Washing machine

Tumble dryer

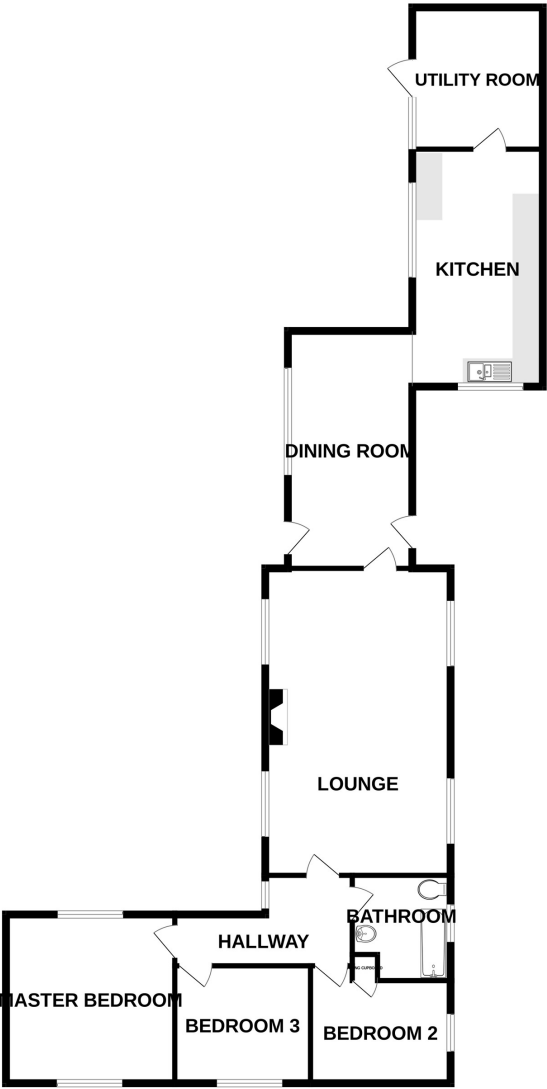
Integrated fridge

Integrated freezer

### SCHOOL CATCHMENT

Hautes Capelles Primary School  
and St Sampson High School

GROUND FLOOR



PRE DE L'ECURIE

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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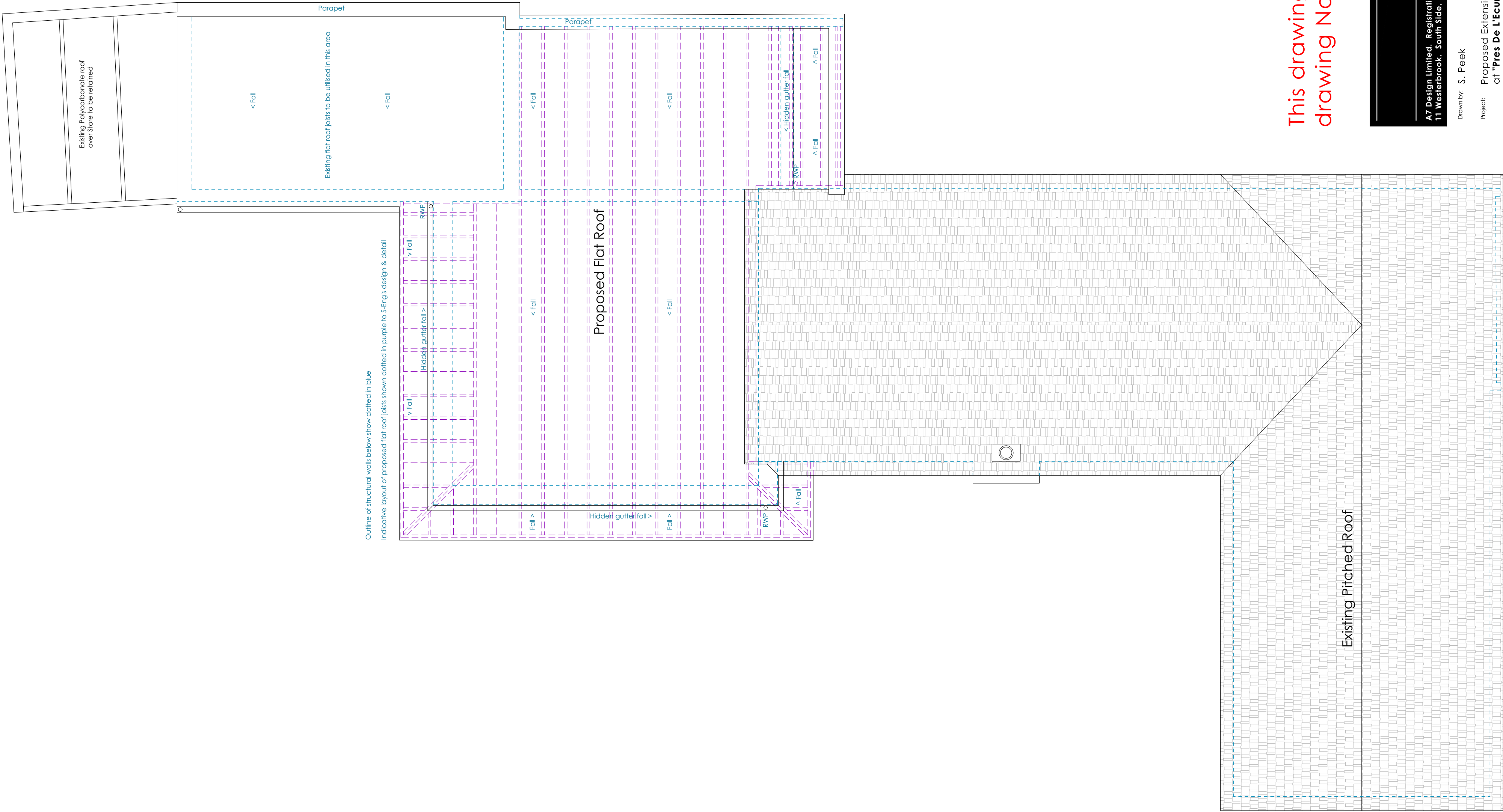
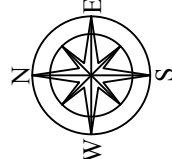
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DIMENSIONS ON DRAWING AND CHECK FOR DISCREPANCIES  
BETWEEN THIS DRAWING AND SITE CONDITIONS MUST BE  
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AMENDMENTS



Location Plan 1:2500  
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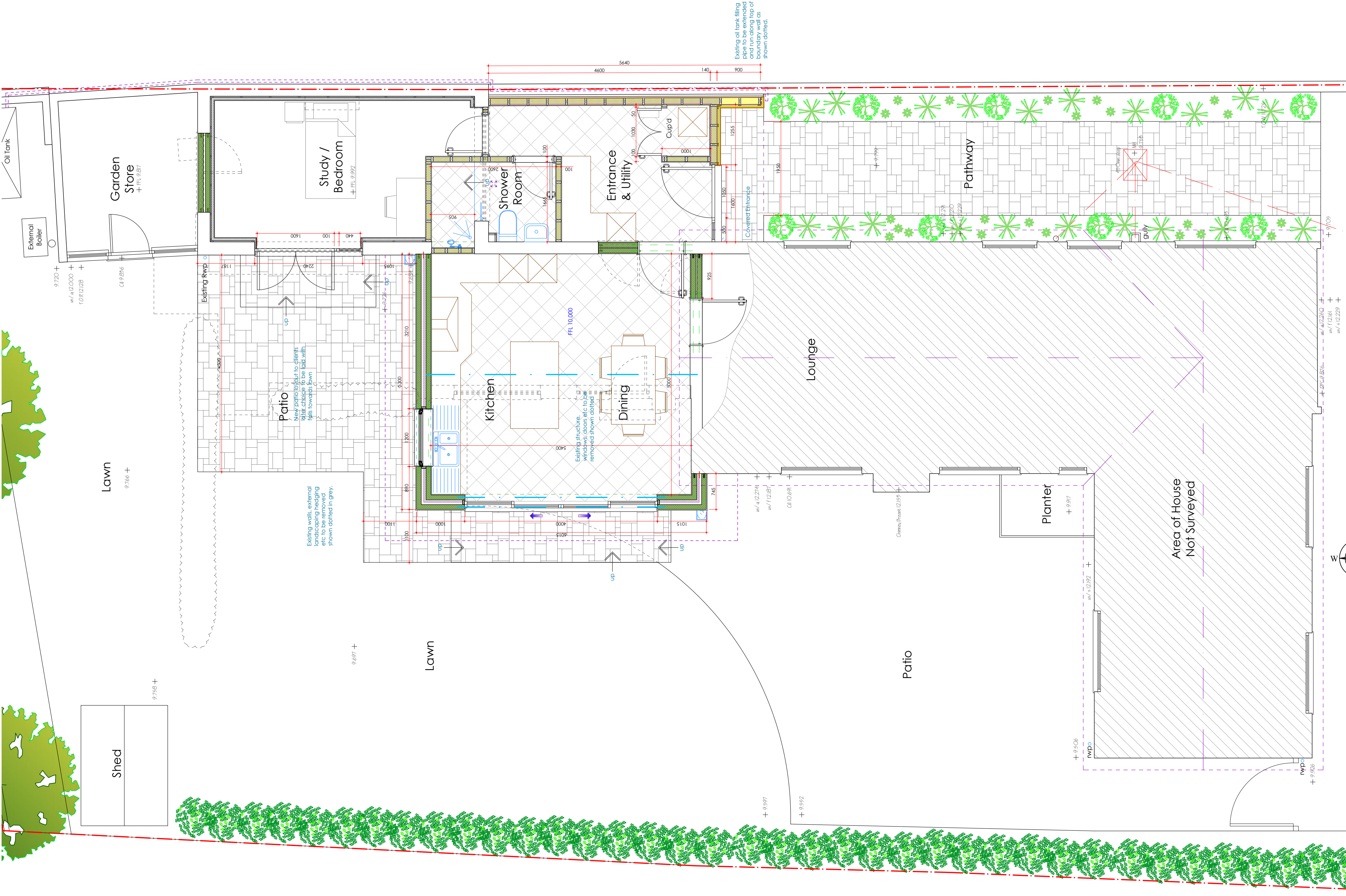


This drawing is to be read in accordance with  
drawing No: 16-890-PD/02.

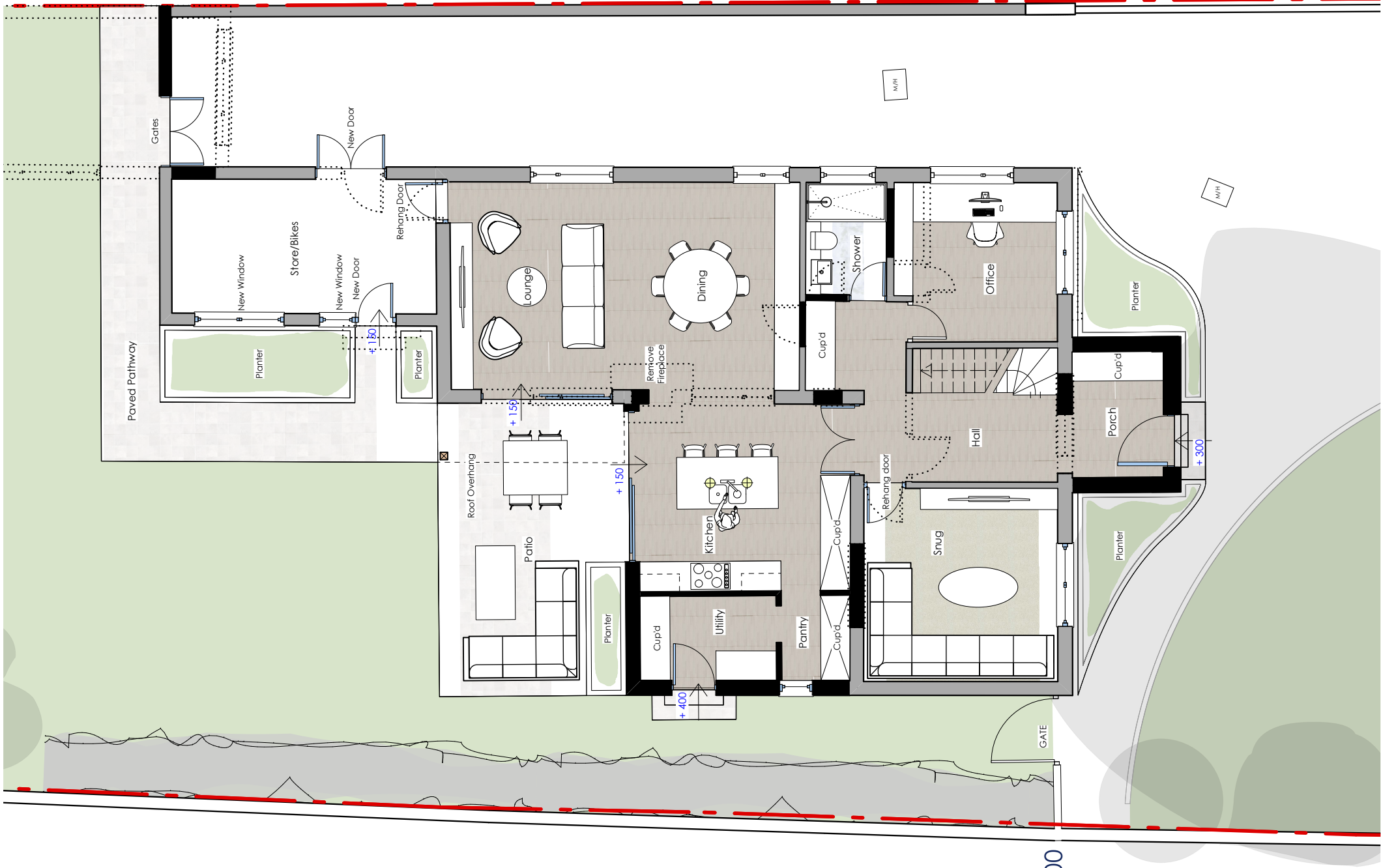
ARCHITECTURAL TECHNOLOGY  
**A7 DESIGN**  
EST. 2003  
A7 Design Limited, Registration No: 53640, T: 01481 248330, M: 07781 418887  
11 Westerbark, South Side, St. Sampsons, Guernsey GY2 4QG E: admin@a7design.co.uk W: www.a7design.co.uk

Drawn by: S. Peek Date: November 2016 Scale: 1:50 @A1  
Project: Proposed Extension and Alterations to provide Additional Accommodation  
at "Pres De L'Ecurie", Deveau Lane, St Sampsons, Guernsey, GY2 4XZ  
for Mr. M. Campbell & Ms. C. J. Harvey  
Chartered Institute of  
Architectural Technologists

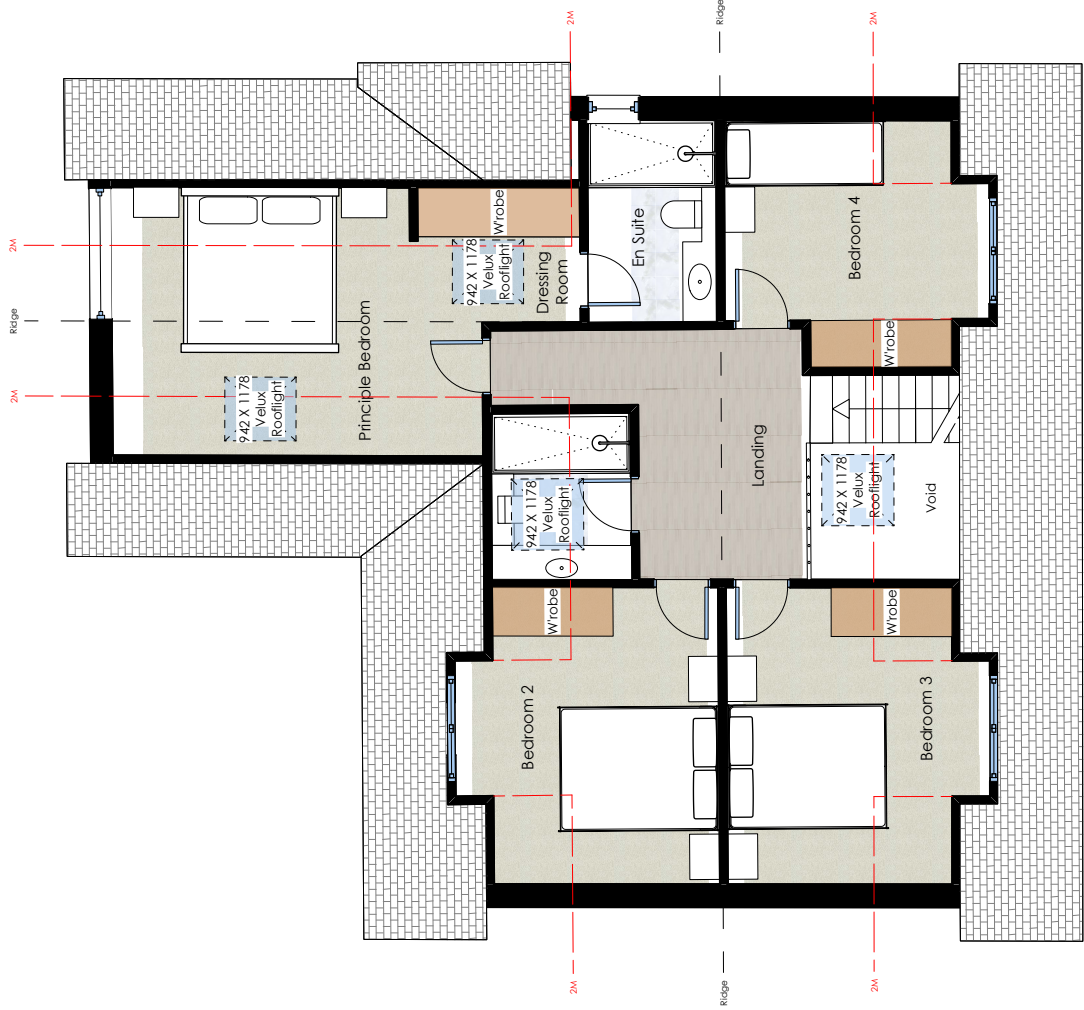
Drawing: Basic Working Drawing (Part Site/ Ground Floor & Roof Plan) No: 16-890-PD/01



Part Site/ Ground Floor Plan 1:50 Roof Plan 1:50



GROUND FLOOR PLAN SCALE: 1:100



FIRST FLOOR PLAN SCALE: 1:100

| Rev | Date | Description |
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