



**Le Coin du Houx, 5 Beaconsfield Farm, Le Vieux Beaumont, St  
Peter. JE3 7EA**

**£1,275,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

An exceptional opportunity to acquire a substantial four-bedroom, two-bathroom house presented in excellent condition and offering over 3,000ft<sup>2</sup> of flexible living space, including a double garage. Perfectly situated in a sought-after, quiet close just above Beaumont in St Peter, this impressive family home enjoys both privacy and convenience.

The heart of the residence is a recently installed kitchen/diner, thoughtfully designed to cater for family life and entertaining alike. A separate dining room provides a formal setting for special occasions or could serve as a spacious home office or study, catering for a modern lifestyle. The lower ground floor is a truly remarkable feature—an expansive area well-suited to a variety of uses, from a home gym or cinema room to a superb games or hobby space. Upstairs, four generous bedrooms ensure comfort for all the family, while two well-appointed bathrooms combine practicality with contemporary style.

Throughout, the property's condition is immaculate, ready for immediate occupation. Outside, a newly landscaped and zoned garden area creates the perfect backdrop for summer gatherings, enhanced by the addition of a brand new BBQ log cabin. Enjoy glimpses of sea views and ample outdoor space for relaxation and play. Double garage parking and additional outside space offer further convenience. The location is exceptionally popular, positioned within an excellent school catchment area and close to all the amenities Beaumont has to offer, including shops, cafes, and leisure facilities. With no onward chain and offered through a sole agent, this outstanding home is not to be missed.

Arrange your viewing today and discover all this wonderful property has to offer.

## FEATURES

- Spacious 3,000ft<sup>2</sup> 4-bedroom 2-bathroom house
- Zoned garden area with new BBQ log cabin
- Large lower ground floor area
- New high spec kitchen diner
- Excellent school catchment, close to amenities
- No onward chain. Sole agent.





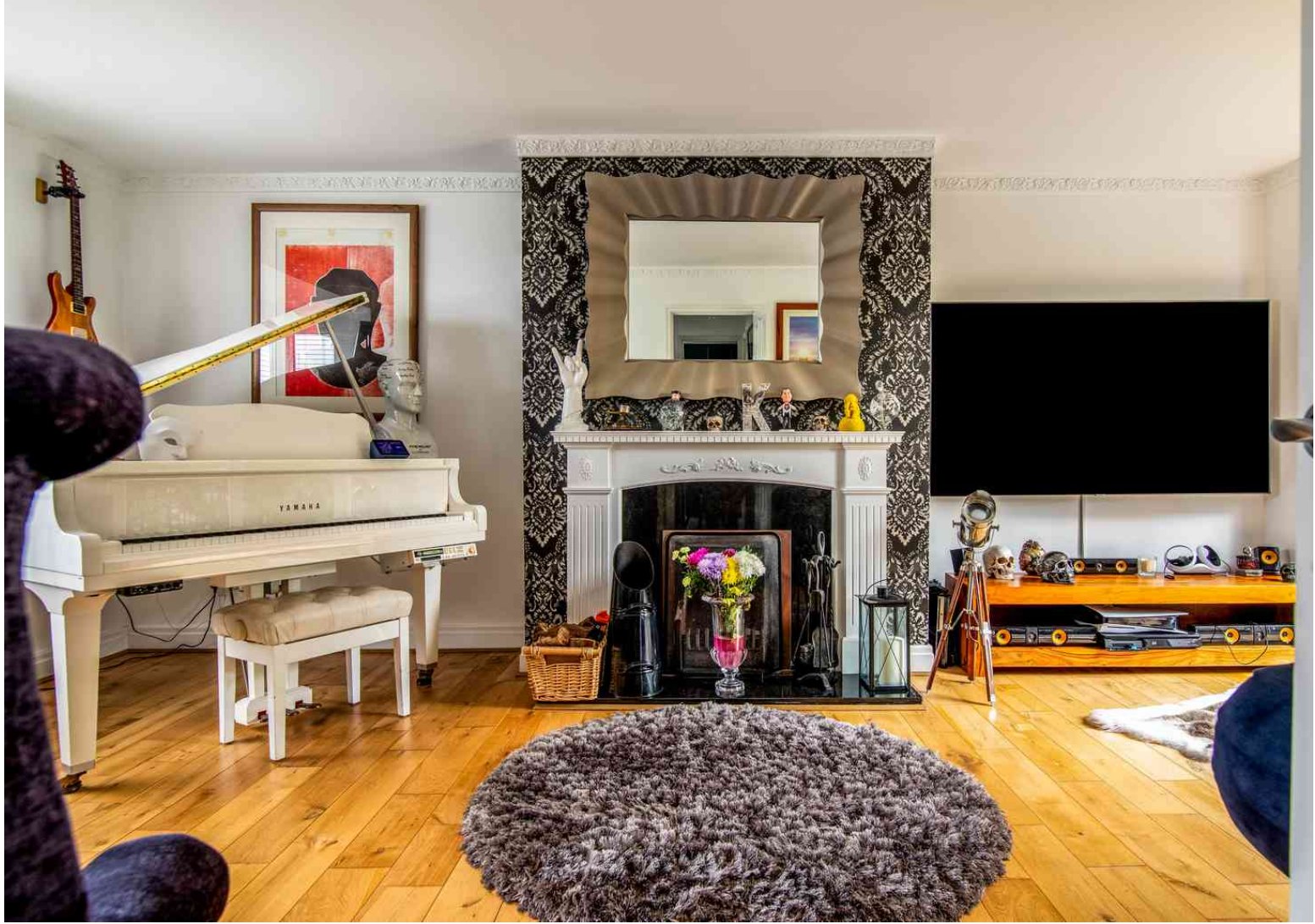
## ROOM DESCRIPTIONS

### Directions

Head up Beaumont Hill, at the cannon turn right up Old Beaumont Hill. After the bends, Beaconsfield Farm is on LHS, look out for the board, drive to the bottom.

What3words: <https://w3w.co/bras.villagers.coil>

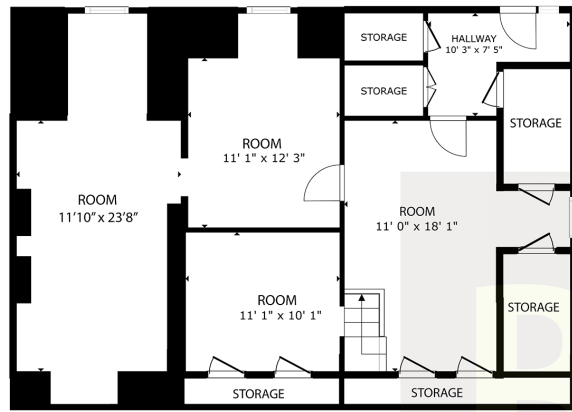




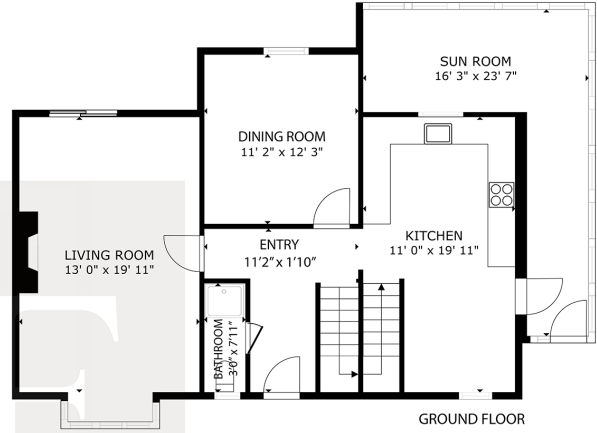




# FLOORPLAN



BASEMENT

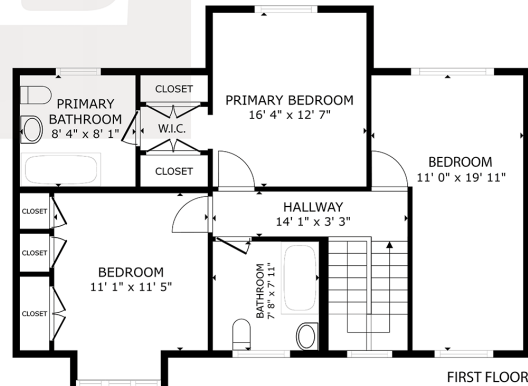
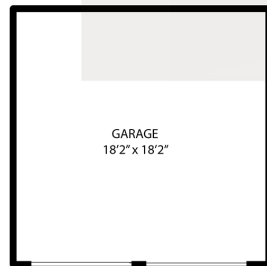


GROUND FLOOR

GROSS INTERNAL AREA  
 BASEMENT: 946 sq. ft.  
 GROUND FLOOR: 986 sq. ft, FIRST FLOOR: 786 sq. ft  
 TOTAL: 2718 sq. ft

EXCLUDED AREAS: GARAGE: 330 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FIRST FLOOR