



## La Raiette

Les Vallettes | St Saviour | GY79YW

This picturesque semi-detached cottage is presented to the market in excellent condition having been recently upgraded and extended by the current owners. Boasting spacious and light rooms and located in a very quiet country lane, this characterful home is ideal for those looking for a peaceful hideaway. It is also ideal for anybody looking to downsize or plan for the future as La Raiette offers perfect ground floor living if required. Accommodation comprises lounge, dining room, kitchen/diner/family room, three bedrooms, two bathrooms, a shower room and a utility. To the rear of the property is a private garden partially laid to lawn with two patio areas, the whole of which is bordered by mature bushes and shrubs. Parking is provided by a driveway to the side of the property which can facilitate at least two vehicles and there is also an area of land in front of the house belonging to the cottage which can fit additional cars if required.

**£865,000**

ESTATE AGENTS & PROPERTY MANAGERS

**3 BEDROOMS**

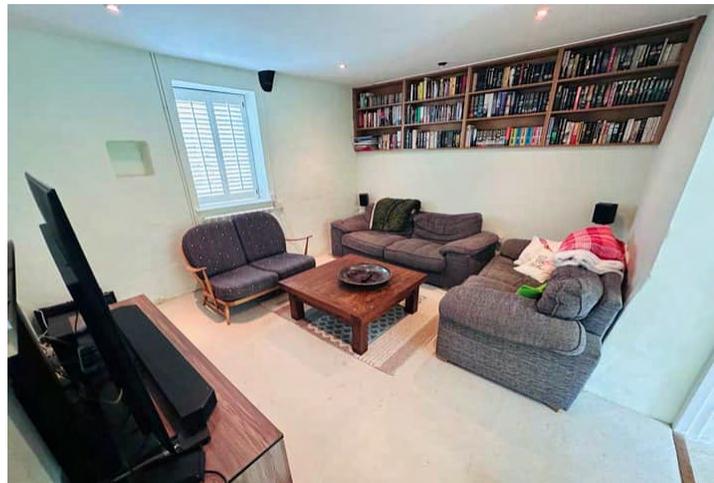
**3 BATHROOMS**

**2 RECEPTIONS**

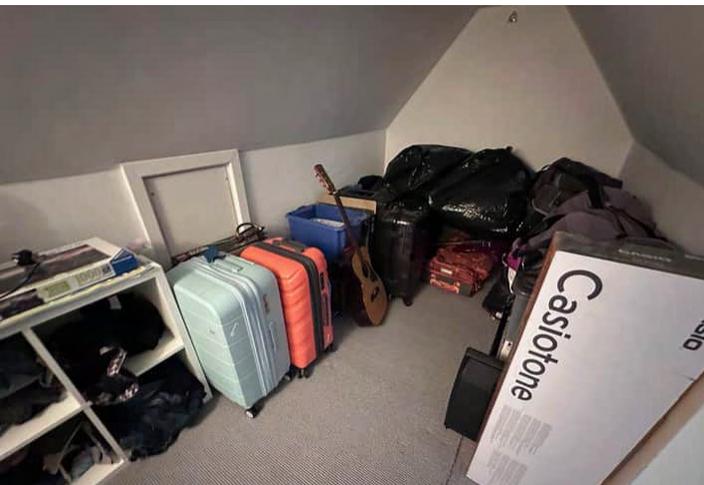
**Shields  
& Rutland**

OPENING DOORS SINCE 1993

# PHOTOS



# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

4.64m x 3.91m (15' 3" x 12' 10")

## Kitchen/Diner

6.16m x 5.30m (20' 3" x 17' 5")

## Dining Room

3.70m x 2.99m (12' 2" x 9' 10")

## Lounge

4.09m x 3.88m (13' 5" x 12' 9")

## Bedroom 2

4.18m x 3.75m (13' 9" x 12' 4")

## Shower Room

3.18m x 1.47m (10' 5" x 4' 10")

## Utility Room

3.71m x 1.67m (12' 2" x 5' 6")

## First Floor Landing

3.46m x 3.38m (11' 4" x 11' 1")

## Bedroom 1

5.71m x 4.00m (18' 9" x 13' 1")

## Dressing Area

6.51m x 2.30m (21' 4" x 7' 7")

## Ensuite

2.71m x 1.78m (8' 11" x 5' 10")

## Bedroom 3

4.38m x 2.94m (14' 4" x 9' 8")

## Bathroom

3.68m x 1.81m (12' 1" x 5' 11")

## Garden

To the rear of the property is a private garden partially laid to lawn with two patio areas, the whole of which is bordered by mature bushes and shrubs.

## Parking

Parking is provided by a driveway to the side of the property which can facilitate at least two vehicles and there is also an area of land in front of the house belonging to the cottage which can fit additional cars if required.

## PRICE INCLUDES

Curtains/blinds, carpets/flooring and light fittings

## SPECIAL FEATURES

- Recently upgraded
- Light and spacious accommodation
- Quiet location
- Private garden
- Wooden framed double glazed windows

## SERVICES

Mains water and electric. Cesspit drainage. Oil fired central heating.

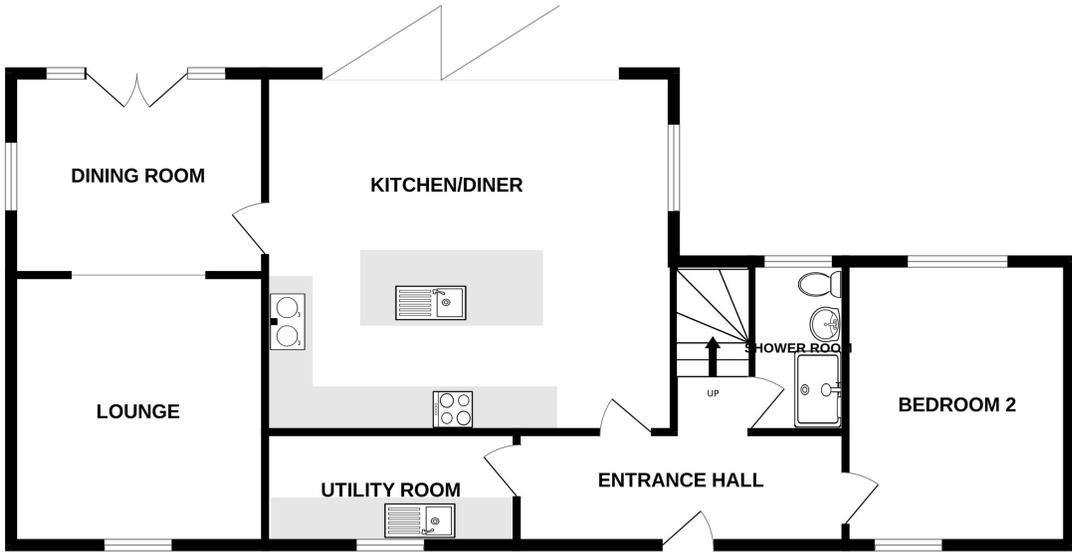
## APPLIANCES INCLUDED

To be agreed at sale

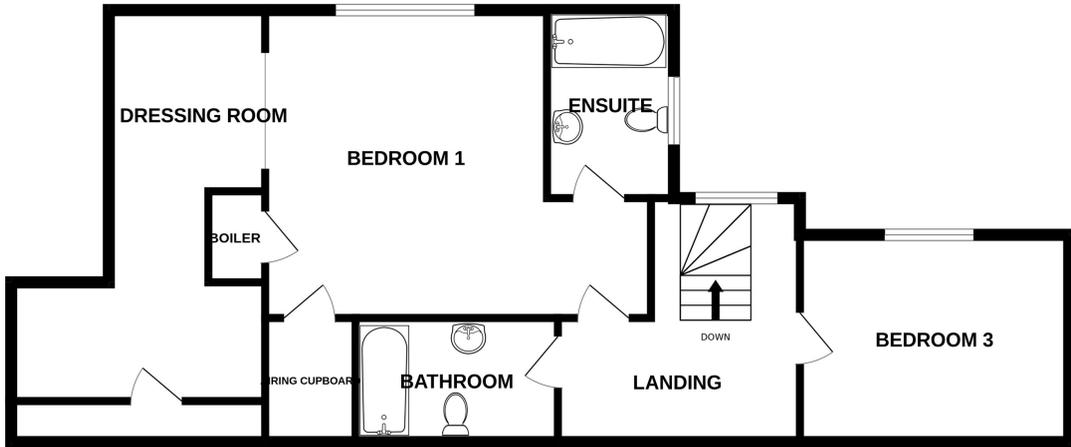
## SCHOOL CATCHMENT

La Hougette Primary School and Les Beaucamp High School

## GROUND FLOOR



## 1ST FLOOR



LA RAIETTE

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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