SOLE AGENT

Somerset

Route Militaire | Vale |

This detached family home is presented to the market in move-in condition and benefits from an attached, one-bedroom wing. Somerset has spacious rooms and many beautiful, original features. The cottage sits surrounded by fields and is within walking distance of L'Ancresse Common, Les Amarreurs and the amenities at L'islet. Accommodation in the main house comprises lounge, dining room, lounge, kitchen/breakfast room, three bedrooms and bathroom. The wing has a kitchen, lounge, bedroom and shower room. To the rear of property is a low maintenance garden with a gravel patio and shed. There is gated access to a second lawned area and the driveway. The whole area is bordered by fencing and shrubs. The gravel driveway provides parking for at least four vehicles.

4 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

£850,000

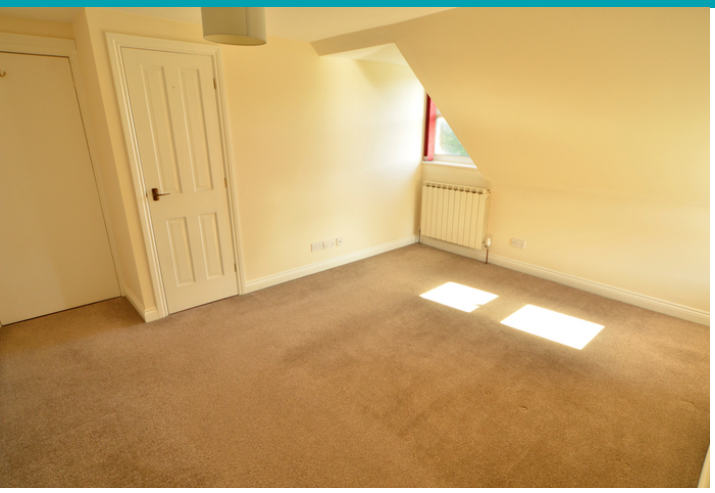
ESTATE AGENTS & PROPERTY MANAGERS

Shields & Rutland

OPENING DOORS SINCE 1993

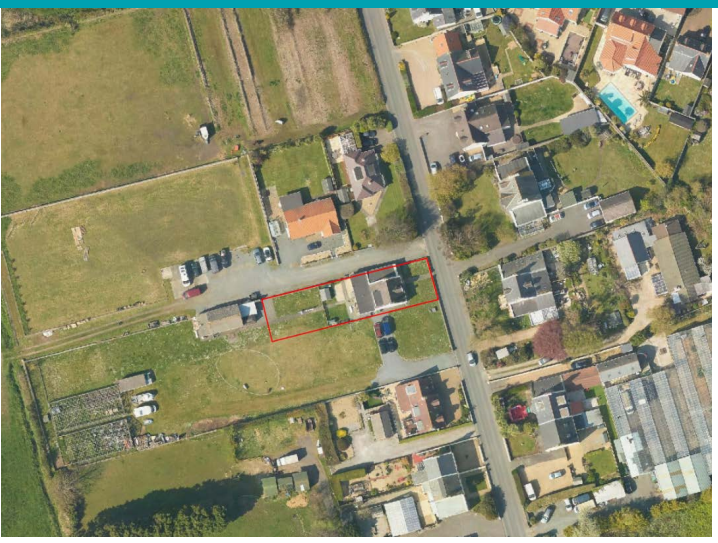
PHOTOS

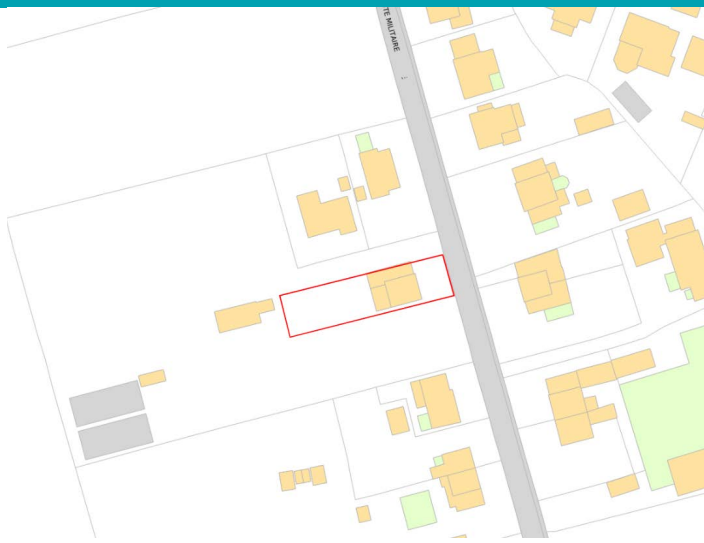
PHOTOS



PHOTOS

SPECIFICATIONS





Entrance Hall
5.77m x 1.81m (18' 11" x 5' 11")

Lounge
4.25m x 3.77m (13' 11" x 12' 4")

Dining Room
4.29m x 3.74m (14' 1" x 12' 3")

Kitchen/Breakfast Room
4.28m x 3.93m (14' 1" x 12' 11")

Rear Hallway
1.87m x 1.80m (6' 2" x 5' 11")

Bathroom
4.08m x 1.80m (13' 5" x 5' 11")

First Floor Landing
3.96m x 1.88m (13' 0" x 6' 2")

Master Bedroom
4.26m x 4.25m (14' 0" x 13' 11")

Bedroom 2
4.27m x 2.91m (14' 0" x 9' 7")

Study/Nursery
2.50m x 2.42m (8' 2" x 7' 11")

WING

Entrance Hall
1.86m x 0.91m (6' 1" x 3' 0")

Shower Room
1.95m x 1.75m (6' 5" x 5' 9")

Kitchen
3.82m x 2.91m (12' 6" x 9' 7")

Lounge
3.83m x 3.04m (12' 7" x 10' 0")

Bedroom
3.34m x 3.06m (10' 11" x 10' 0")

Garden
To the rear of the property is a low maintenance garden mainly laid to lawn with a gravel area and shed. There is gated access to a second lawned area which leads to the parking. The garden is bordered by fencing and shurbs.

Parking
The gravel driveway provides parking for four vehicles.

PRICE INCLUDES
Curtains, carpets and light fittings.

SPECIAL FEATURES
- Working fireplace
- uPVC double glazed
- Original cottage features

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

APPLIANCES INCLUDED
- Hotpoint double oven

- Hotpoint four ring hob

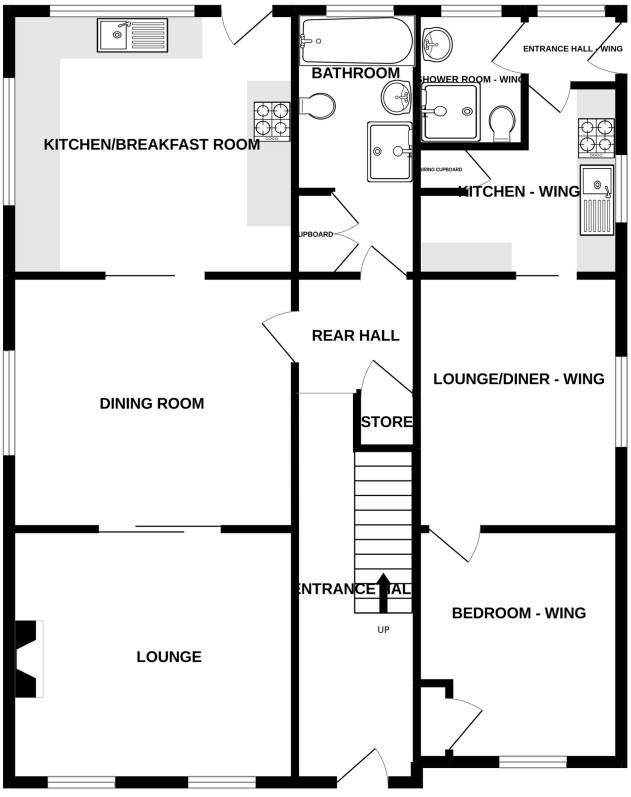
- Extractor fan

- Hotpoint double oven

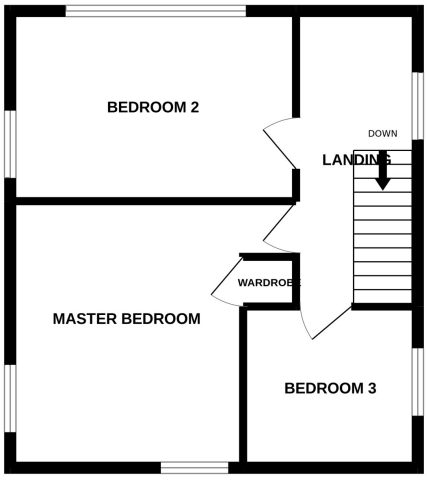
SCHOOL CATCHMENT
- Hautes Capelles Primary School and St Sampson High School

FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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