

Confidential Instruction



SOLE
AGENT

Confidential

St Andrew | Guernsey |

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

£1,295,000

ESTATE AGENTS & PROPERTY MANAGERS

Shields
& Rutland

OPENING DOORS SINCE 1993

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 water, electricity and drainage. Oil fired central heating.

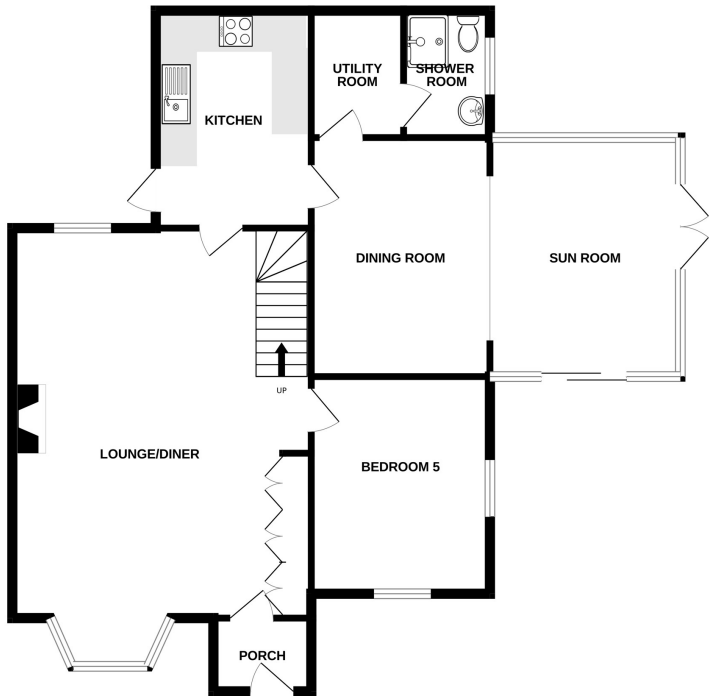
APPLIANCES INCLUDED

- AEG single oven
- AEG hob
- Extractor fan

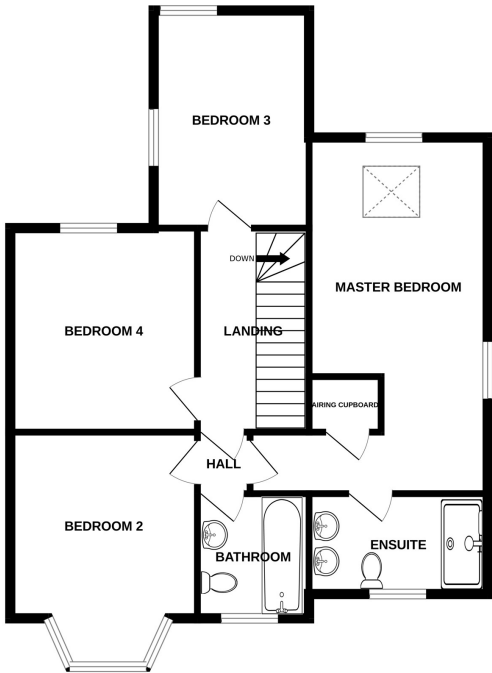
SCHOOL CATCHMENT

St Martins Primary School and Les Beaucamps High School

GROUND FLOOR



1ST FLOOR



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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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