



- Breathtaking panoramic views of St. Ouen's Bay
- New England style detached family home
- Four bedrooms and three bathrooms
- Three generous reception rooms
- Single garage and ample parking
- Manicured landscaped gardens



4



3



3

£2,250,000



## **Property Overview**

### **Agents Notes**

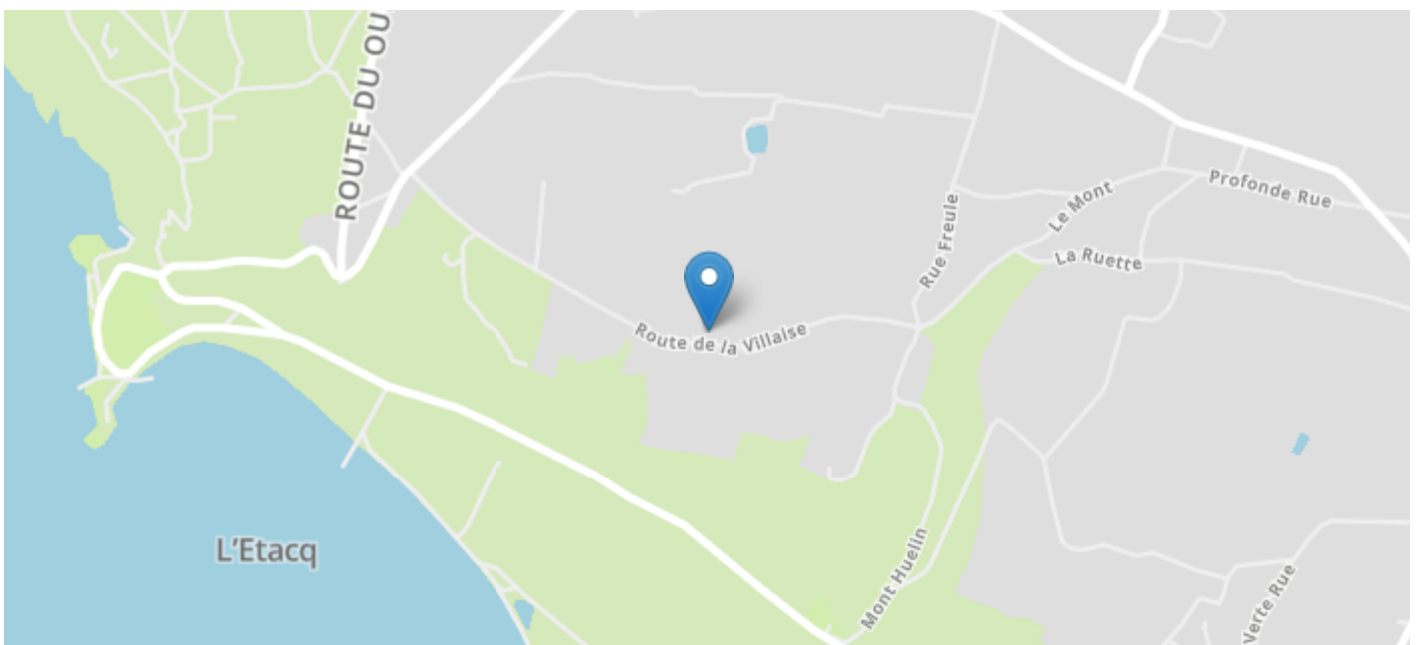
All mains services excluding gas.

Oil fired central heating and electric heating underfloor heating. (All living area's and bathrooms)

No onward chain.

Covenant in the field in front blocking any future planning.

### **Directions**







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**Approximate total area<sup>(1)</sup>**

234.45 m<sup>2</sup>  
2523.61 ft<sup>2</sup>

**Balconies and terraces**

38.65 m<sup>2</sup>  
416.02 ft<sup>2</sup>

**Reduced headroom**

14.47 m<sup>2</sup>  
155.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

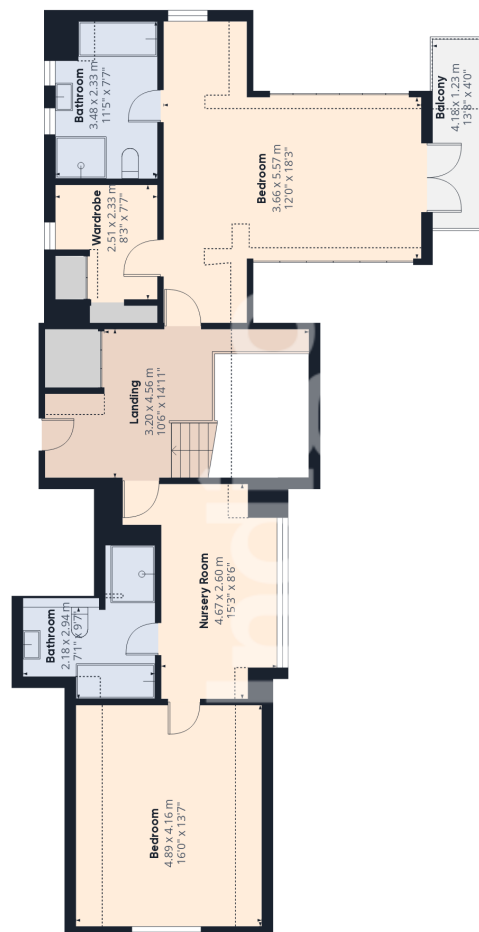
Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor



Floor 1