



SARUM

Les Granges De Beauvoir, St Peter Port, Guernsey, GY1 1QT

£2,495,000

Open Market



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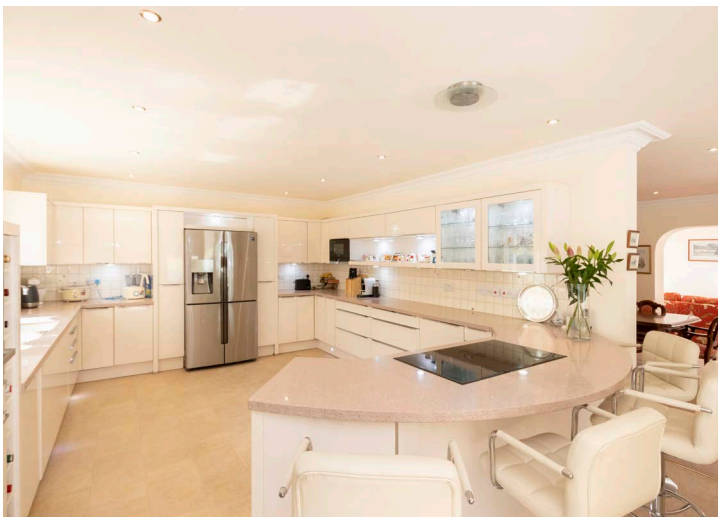
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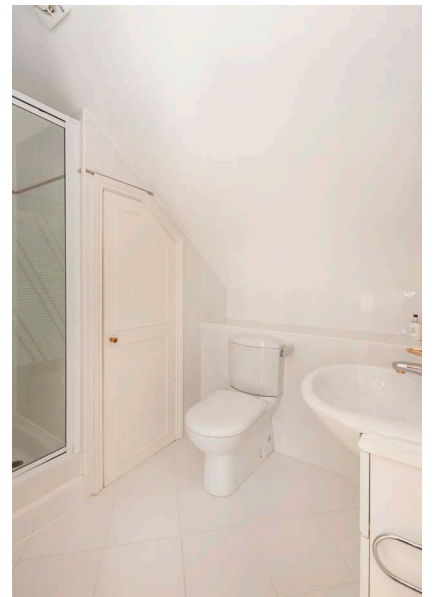
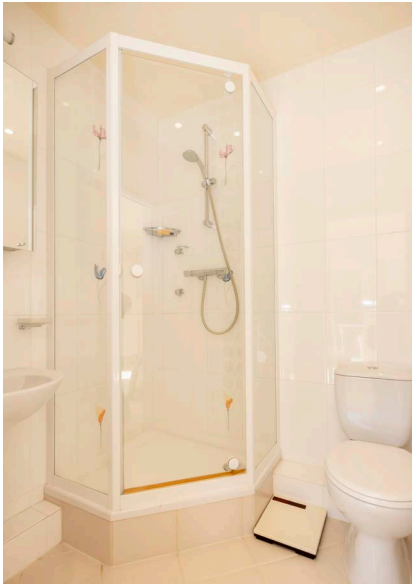
Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

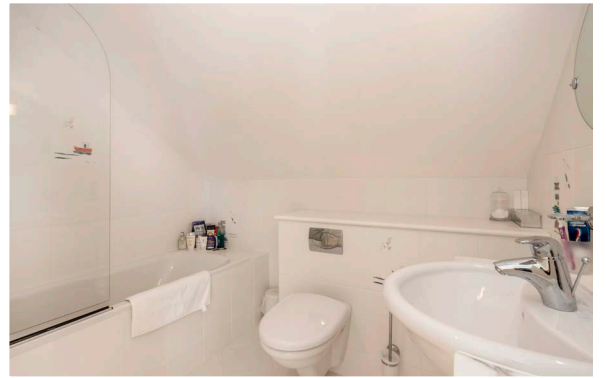


Beautifully presented detached home
 Private off-road position
 Rural location yet near town
 Four bedrooms, four bathrooms
 Large kitchen/dining/family room
 Conservatory, sitting room & study
 Manicured south facing garden
 Two double garages & parking

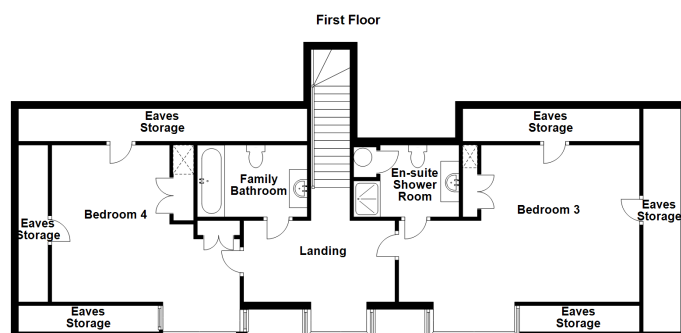
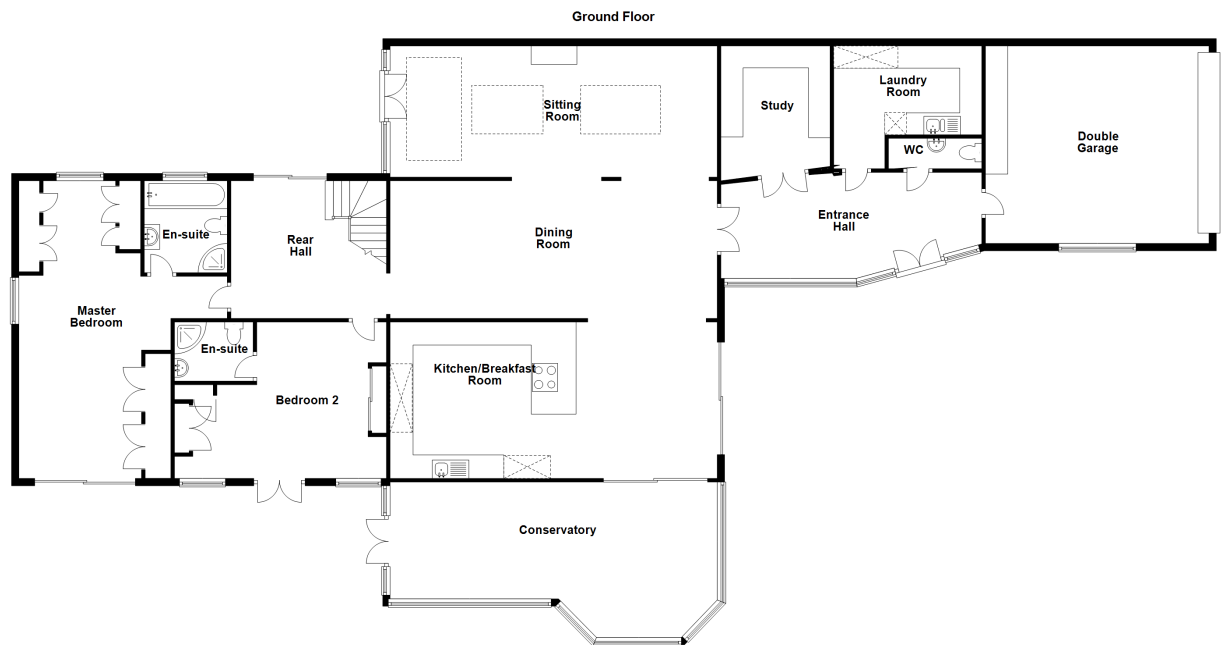












About Sarum

This beautifully presented property is in the perfect location as you feel that you are in the country but in fact it is just a short distance from the main shopping and commercial heart of St Peter Port. This four bedroom, four bathroom home with a fabulous open plan kitchen/dining/family room, enjoys lovely views out over manicured gardens and the surrounding countryside. Terraces at the rear lead down into the private south facing garden, a secluded patio and further large lawned area provide wonderful outside space. There is also an integral double garage and a detached oak framed double garage and plenty of extra parking.

ACCOMMODATION COMPRISING

Entrance Hall

25'2" x 17'4" max (7.67m x 5.28m max)
Glass Atrium ceiling.

Kitchen/Breakfast Area

31'7" x 14'1" max (9.63m x 4.3m max)
Beautifully fitted with a range of high gloss cream base and wall units.

Conservatory

28'2" (8.58) x 11'5" (3.49) min & 16'2" (4.93) max
Large south facing terrace, wonderful outlook over the garden and neighbouring fields.

Dining Area

30'10" x 13'7" (9.4m x 4.14m)
Opening into...

Sitting Room

30'4" x 14'11" (9.25m x 4.55m)

Returning to the entrance hall, doors lead to...

Study

15' max x 9'5" (4.57m max x 2.87m)
Beautifully fitted with a range of office furniture.

Cloakroom

12'7" x 3'1" (3.84m x 0.94m)
Two piece white suite. Hanging space for coats at one end.

Laundry Room

16'8" x 9'5" (5.08m x 2.87m)
Fitted with a range of base and wall units providing ample storage.

Double Garage

22'5" x 19'8" (6.83m x 6m)
Electrically operated door.

Rear Hall

15'5" x 14' (4.7m x 4.27m)
Stairs to first floor. Glazed wall with door to rear patio.

Master Bedroom Suite Comprising...

Bedroom

13'8" x 14'2" (4.17m x 4.32m)
Fitted with a range of bedroom furniture.

Dressing Room

14'3" x 10'8" (4.34m x 3.25m)
Fitted with a matching range of fitted wardrobes and dressing table unit.

Ensuite Bathroom

10' x 5'6" (3.05m x 1.68m)
Four piece white suite with large walk-in shower and separate bath. Window to rear.

Bedroom 2

19' max x 13'3" (5.8m max x 4.04m)
Fitted with a range of bedroom furniture.

Ensuite Shower Room

6'8" x 5'5" (2.03m x 1.65m)
Three piece white suite.

FIRST FLOOR

Landing

12' max x 11'7" (3.66m max x 3.53m)
Triple aspect dormer window providing beautiful rural outlook.

Family Bathroom

7'10" x 6'4" (2.4m x 1.93m)
Three piece white suite.

Bedroom 3

21' max x 18'10" max (6.4m max x 5.74m max)
Triple aspect dormer window with fabulous rural outlook. Fitted double wardrobe with matching chest of drawers.

Ensuite Shower Room

7'10" x 7'3" max (2.4m x 2.2m max)
Three piece white suite.

Bedroom 4

19'2" x 18'9" max (5.84m x 5.72m max)
Triple aspect dormer window with fabulous rural outlook. Fitted double wardrobe with matching chest of drawers.

Appliances

Two Kuppersbusch single ovens, Miele dishwasher, under counter fridge, American style fridge/freezer, Kuppersbusch microwave, Kuppersbusch built-in coffee machine, free standing Bosch wine fridge, American style Whirlpool washing machine and tumble dryer, Hotpoint freezer, Beko fridge/freezer, Miele washing machine and tumble dryer, larder style Hotpoint fridge/freezer.

OUTSIDE

The property is approached over a private road with access from Les Gravees. From the private road a long drive leads down towards the house with a large lawned area to one side which is bounded by mature shrubs and trees. Oak double garage.

Front

Where there is a large terrace accessed from the Conservatory and two of the bedrooms, with steps down to the beautifully manicured south facing garden planted with fruit trees and plants and shrubs, bounded by mature trees and hedging. The property abuts adjoining fields providing a wonderful rural outlook.

Rear

Large secluded patio accessed from the rear hall and sitting room. Vine House.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains services. Full oil fired central heating.

Construction: uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.

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