



# La Chataignier

Mont Arrive, St Peter Port, Guernsey, GY1 2AA

OPEN MARKET | SOLE AGENT

£1,195,000

Substantial townhouse | Five bedrooms | Three bathrooms

Charming sea and island views | Close to St Peter Port | Walking distance of leisure centre

Enclosed rear garden | Parking for two cars



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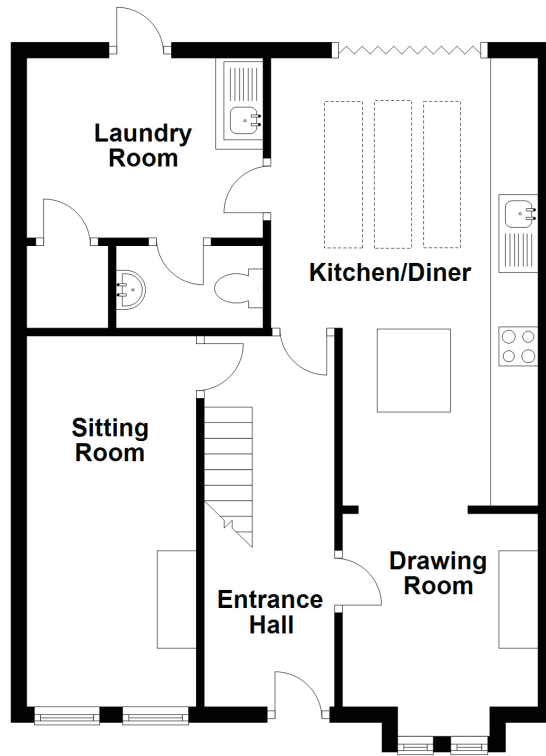




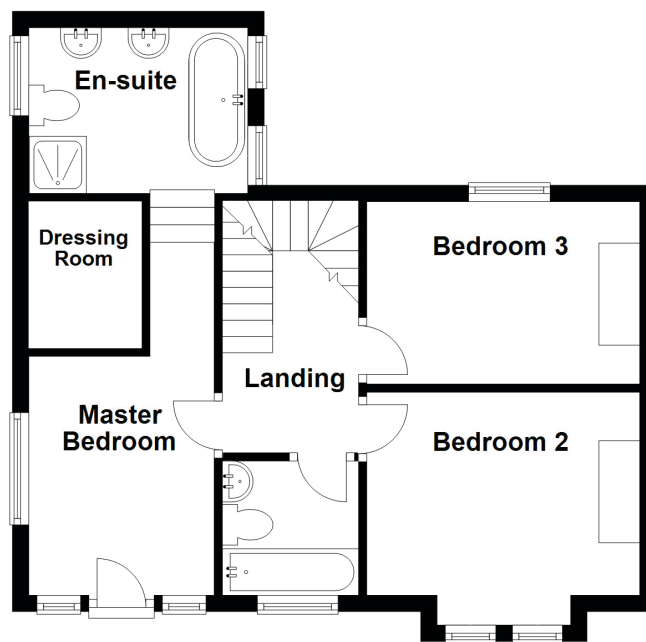




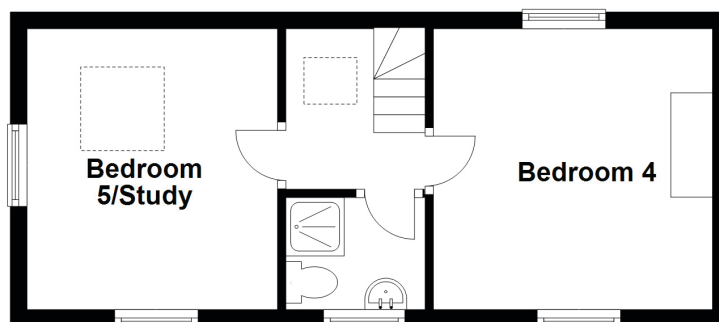
### Ground Floor



### First Floor



### Second Floor



## About La Chataignier

This substantial Edwardian townhouse stands towards the outskirts of St Peter Port on rising ground overlooking a neighbouring field and with an extended view to the islands of Sark and Herm (an aspect enjoyed by many of the rooms). Within easy walking distance of the town centre, a nearby leisure centre and public parks and gardens, it is an ideal family home.

The garden is both south and west facing, a manageable size and totally enclosed. In addition there is parking for two cars.

### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Entrance Hall

24'6" x 6' (7.47m x 1.83m)

Staircase to first floor with understair storage/cloaks cupboard below.

##### Sitting Room

Fireplace with cast iron inset and marble hearth. Bay window to front.

##### Kitchen/Dining Room

Smartly fitted with Smallbone solid maple units and matching island unit. Full height bi-fold doors and windows to rear providing access to the garden. Triple lantern roof.

##### Laundry Room

11' x 12'2" ave (3.35m x 3.7m ave)

Fitted to match the kitchen. Part glazed door and window to rear.

##### Cloakroom

6'11" x 3' (2.1m x 0.91m)

Fitted with a two piece white. Fully tiled.

##### Drawing Room

21'11" x 11'2" ave (6.68m x 3.4m ave)

Fireplace with marble hearth and coal effect gas fire. Two windows to the front overlooking fields with an extended view to Herm.

#### FIRST FLOOR

##### First Floor Landing

Staircase to second floor.

##### Master Bedroom Suite

14'10" x 14'3" (4.52m x 4.34m)

Triple window at the side and two windows at the front, overlooking fields and an extended view to the sea and offshore islands beyond. Four stairs lead down to the ensuite bathroom.

##### Ensuite Dressing Room

Fitted walk-in dressing room lined with hanging and shelving space.

##### Ensuite Bathroom

Five piece Philippe Starck white suite. Windows on either side. Fully tiled.

##### Bedroom 2

15'7" x 14'2" (4.75m x 4.32m)

Two windows to front overlooking fields and the sea and islands beyond.

##### Bathroom 2

6' x 6' (1.83m x 1.83m)

Three piece white suite. Fully tiled. Window to front with similar view to that from the bedroom.

##### Bedroom 3

14' x 11'7" (4.27m x 3.53m)

Cast iron fireplace. Window to rear with views over the garden.

#### SECOND FLOOR

##### Second Floor Landing

Access to roofspace.

##### Bedroom 4

20'6" x 14'2" (6.25m x 4.32m)

Original fireplace with cast iron inset. Window to rear with garden view and one window to front with aspect over the fields, sea and islands.

##### Shower Room

Fitted with a three piece white suite. Fully tiled.

Window to front with field, sea and island views.

##### Bedroom 5/Study

18'7" x 12'5" (5.66m x 3.78m)

Velux rooflight to rear, window to side and a window to front with the field, sea and island views.

##### Outside

The property is approached over a paved driveway providing parking for two cars. Small formal foregarden. The rear garden is enclosed by high granite walls. Immediately to the rear of the house is a paved patio with a west facing aspect.

##### Appliances

Smeg range style cooker with six gas burners, Smeg extractor fan, Neff dishwasher, Samsung freestanding American style fridge/freezer, Indesit washing machine & Whirlpool tumble dryer.

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains electricity and water. Mains drainage. Gas central heating.

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



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