



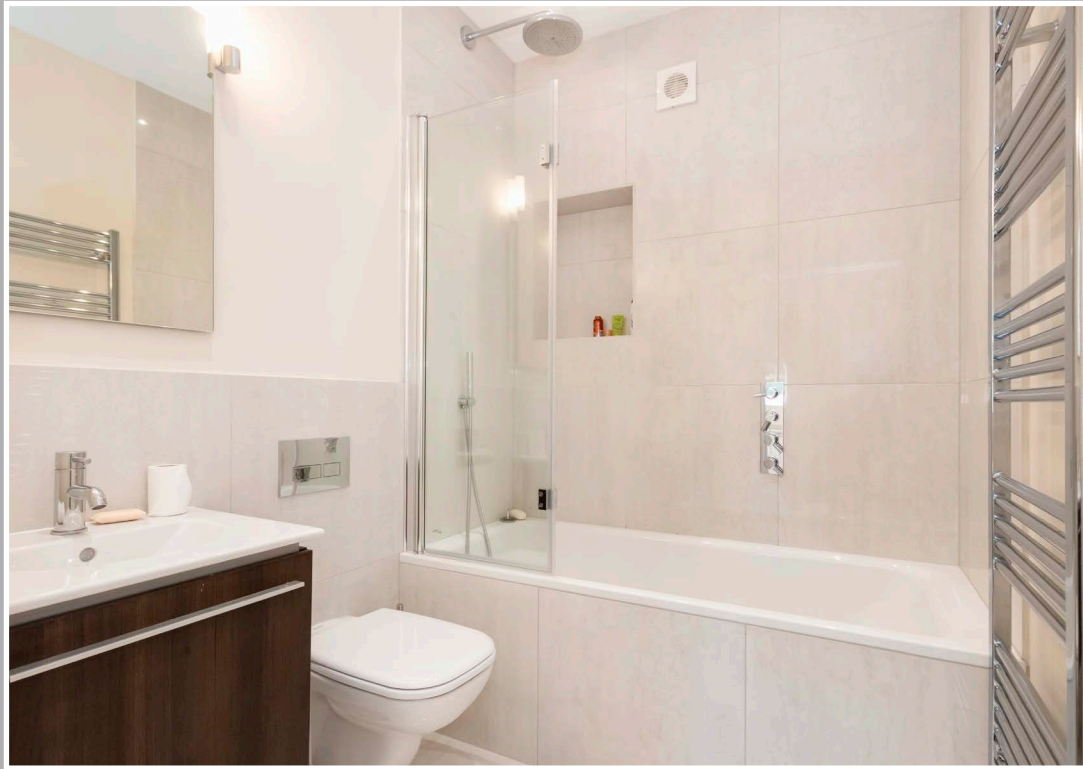
Vouziers

Blanches Pierres Lane, St. Martin's, Guernsey, GY4 6SA

OPEN MARKET £2,995,000

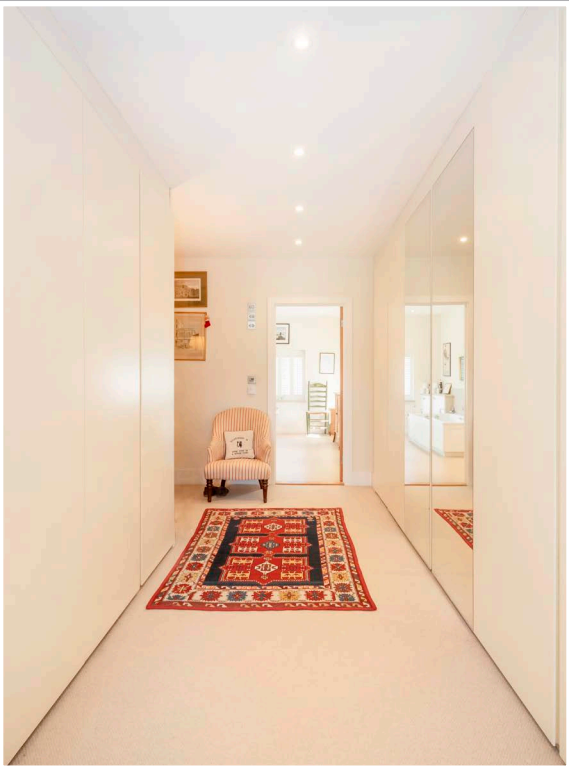










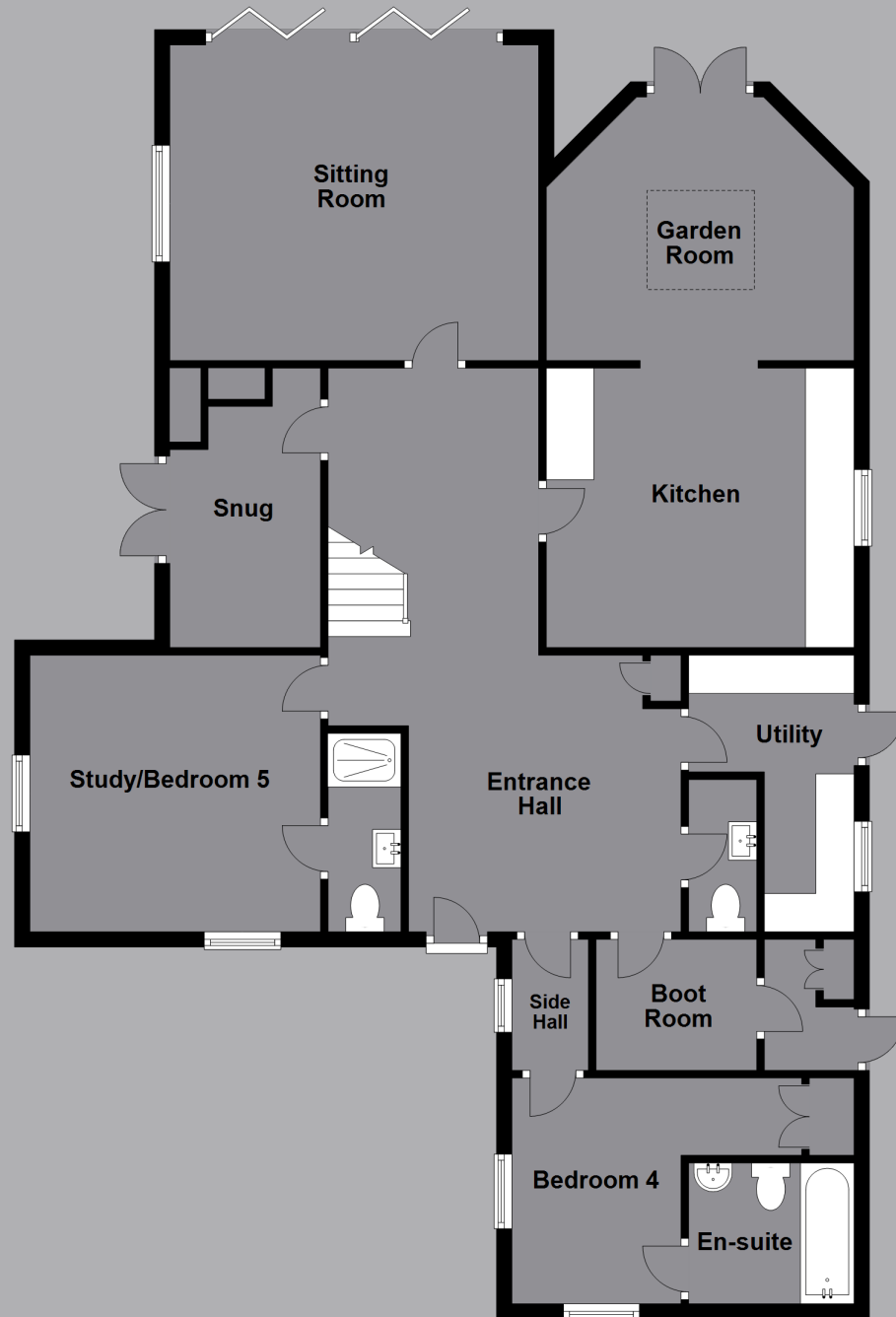




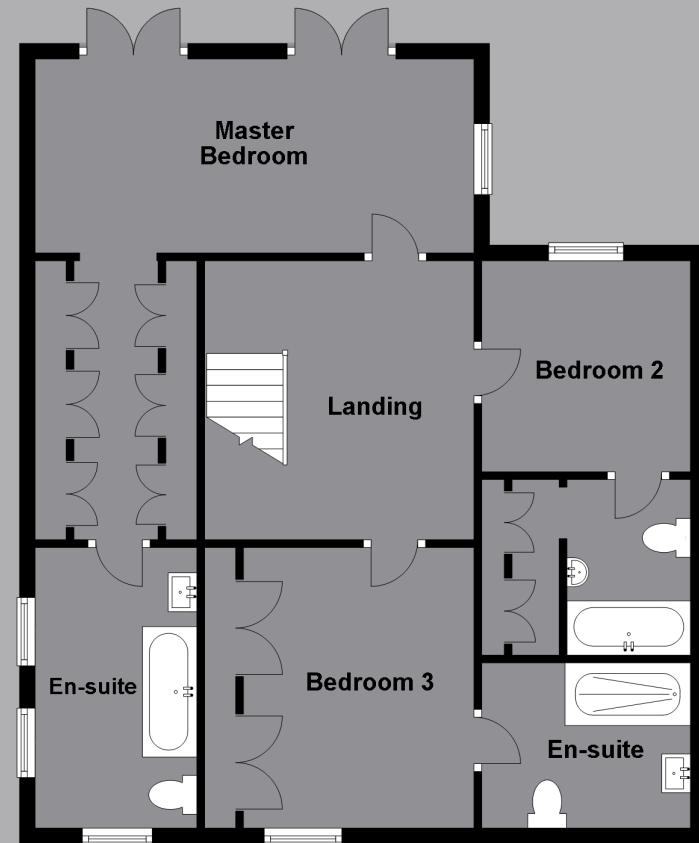




Ground Floor



First Floor



Immaculate detached home
Excellent location
Close to amenities
Stylishly presented
Almost 6,000 square feet of spacious accommodation
Rural outlook
Mature, well stocked garden
Lots of parking

About Vouziers

Vouziers is a stylish and well presented home in an excellent location in the South of Guernsey. Close to amenities and surrounded by agricultural fields the property offers spacious accommodation over two floors. The house offers up to five bedroom suites including an excellent master suite which overlooks the garden and fields beyond. The property is within easy reach of St Peter Port, St Martins Village and the South Coast cliffs. Viewing of the property is essential to appreciate all that it offers.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

29'5" (8.97) x 17'1" (5.2) max & 8'5" (2.56) min
Cloaks cupboard.

Study / Bedroom 5

11'10" x 11'7" (3.6m x 3.53m)
Window to front and side.

Ensuite Bathroom

7'9" x 5'1" (2.36m x 1.55m)
Three piece white suite. Fully tiled.

Snug

16'4" x 9'6" (4.98m x 2.9m)
Fitted bookshelves. Patio doors to side.

Sitting Room

23'5" x 20'5" (7.14m x 6.22m)
Bi-fold doors leading to rear pationand garden.
Window to side.

KITCHEN / LIVING ROOM

Kitchen Area

17'9" x 15'8" (5.4m x 4.78m)
Fitted with a range of cream high gloss units.
3.98m opening into...

Garden Room

17'9" x 19'7" max (5.4m x 5.97m max)
Glazed double doors to rear garden. Wall of windows overlooking the rear garden and large roof lantern.

Utility Room

13'8" (4.16) max & 6'9" (2.05) min x 12'2" (3.71) L-shaped
Door to rear.

Cloakroom

6'8" x 3'5" (2.03m x 1.04m)
Two piece white suite. Fully tiled walls.

Side Hall

9'10" x 3'8" (3m x 1.12m)
Doors to...

Bedroom 4

14'2" (4.33) to wardrobes & 12'4" (3.77) x 11'1" (3.38)
Windows on two sides. Built-in wardrobe. Door to...

Ensuite Bathroom

6'8" x 5'6" (2.03m x 1.68m)
Three piece white suite.

Boot Room

12'2" x 12'2" (3.7m x 3.7m)
Fitted cupboards.

Rear Hall

13'10" x 2'11" (4.22m x 0.9m)
Two cupboards containing oil fired boiler and pressurised systems. Door to outside.

FIRST FLOOR

Landing

16'9" (5.11) & 7'2" (2.18) min x 12'7" (3.83) max
Glazed rooflight

Master Bedroom

23'6" x 14'2" (7.16m x 4.32m)
Vaulted ceiling. Window to side overlooking agricultural fields and two pairs of patio doors leading to the balcony which overlooks the garden and rural fields beyond. 1.72m opening to...

Dressing Room

14'5" x 5'5" (4.4m x 1.65m)
Fully fitted with wardrobes.

Ensuite Bathroom

14'8" x 9'2" (4.47m x 2.8m)
Three piece white suite. Two windows to side and window to front.

Bedroom 2

17'9" x 15'7" (5.4m x 4.75m)
Window to rear overlooking the rear garden. Juliet balcony to side overlooking agricultural fields. Door to...

Ensuite Bathroom

11'5" x 6'1" (3.48m x 1.85m)
Three piece white suite. Door to...

Dressing Room

9'4" x 3'11" (2.84m x 1.2m)

Bedroom 3

14' x 12'2" (4.27m x 3.7m)
Fitted wardrobes. Window to front.

Ensuite Shower Room

12'1" x 5'5" (3.68m x 1.65m)
Three piece white suite. Fully tiled.

Appliances

Miele dishwasher, two Miele ovens, DeDietrich steamer (unused), Neff microwave, built-in Liebherr fridge, Liebherr freezer, Miele washing machine, Hotpoint tumble dryer.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

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



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