

# 2 CHOISI



**7**

BEDROOMS

**4**

BATHROOMS

**7,165**

SQ FT

**0.4**

ACRES

## £5,750,000 OPEN MARKET, ST. PETER PORT

This magnificent and notable Regency Town House is located at the top of The Grange in St. Peter Port. The property is approached through electric gates and over a paved forecourt with parking for multiple vehicles. The impressive accommodation offers spacious hallways and landings, seven double bedrooms, six reception rooms, four bathrooms and a basement floor consisting of storage areas, a games room, a wine cellar and a large laundry room. The current owners have retained all the charm and period features whilst modernising to allow for a luxurious yet comfortable family home. There is a beautiful, mature walled garden at the rear in addition to a Local Market cottage with additional parking. The island's private schools and St. Peter Port's town centre are all within a short walk. Viewing is essential to appreciate the elegant proportions of this incredibly handsome house.



**LIVINGROOM**

The Channel Island Estate Agent



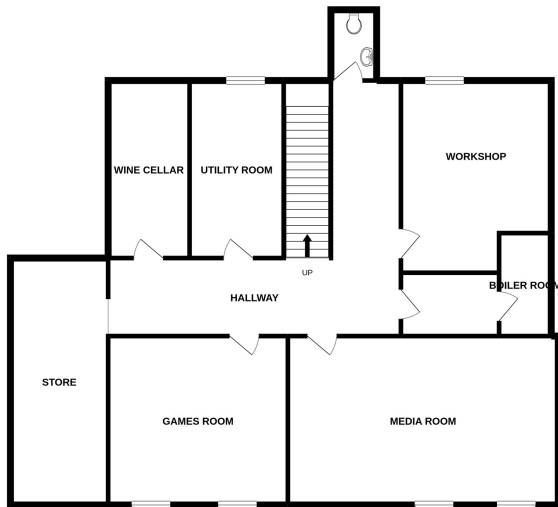




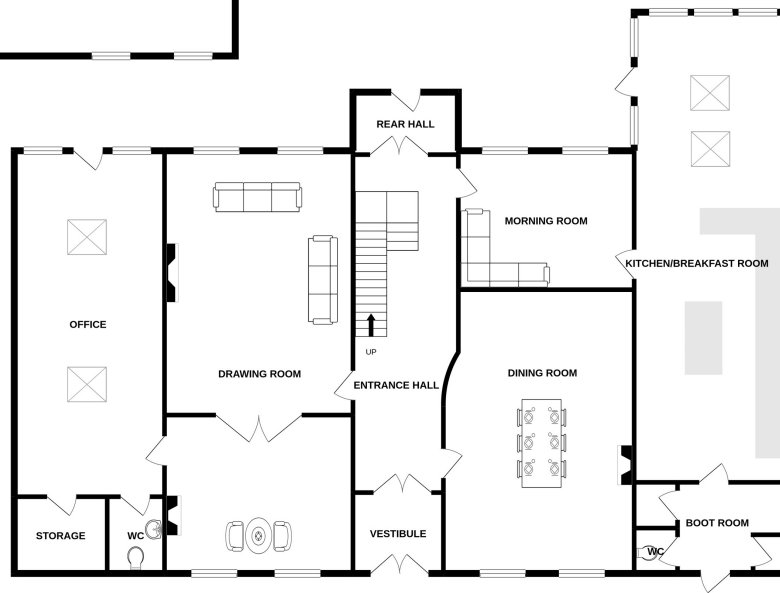




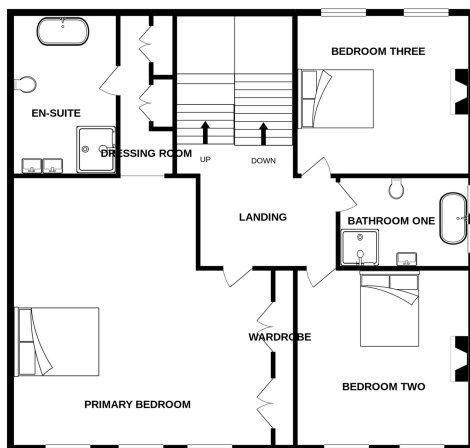
BASEMENT  
1571 sq.ft. (145.9 sq.m.) approx.



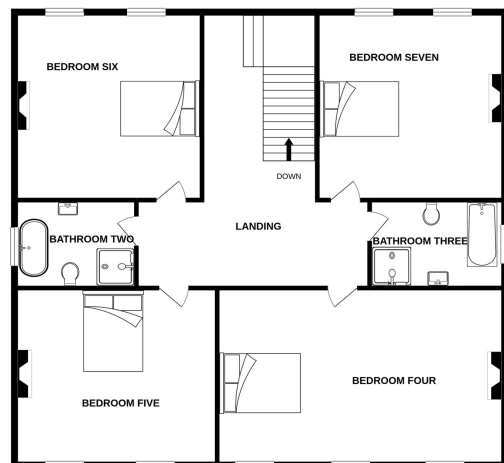
GROUND FLOOR  
2553 sq.ft. (237.1 sq.m.) approx.



1ST FLOOR  
1447 sq.ft. (134.4 sq.m.) approx.



2ND FLOOR  
1593 sq.ft. (148.0 sq.m.) approx.



TOTAL FLOOR AREA : 7163 sq.ft. (665.4 sq.m.) approx.

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.

**BASEMENT**

Hallway	27'4 x 21'6
Utility room	14'7 x 8'0
Wine cellar	15'1 x 6'11
Games room	15'1 x 14'4
Media room	23'0 x 14'1
Store	21'0 x 8'4
Workshop	14'5 x 12'10
Bolier room	8'9 x 4'10
WC	7'0 x 3'0

**GROUND FLOOR**

Entrance vestibule	8'0 x 7'0
Entrance hall	29'1 x 9'0
Boot room	9'4 x 7'9
Cloakroom	4'0 x 3'0
Kitchen/breakfast room	40'8 x 13'0
Morning room	14'9 x 13'1
Dining room	24'1 x 16'0
Drawing room	37'1 x 16'1
Office	29'6 x 12'10
Store room	8'0 x 6'6
WC	6'6 x 4'11
Rear hall	9'0 x 5'4

**FIRST FLOOR**

Primary bedroom	23'2 x 22'4
En-suite bathroom	13'11 x 9'2
Dressing room	15'1 x 4'1
Bedroom two	15'11 x 15'9
Bedroom three	15'0 x 13'11
Bathroom one	11'8 x 7'5

**SECOND FLOOR**

Bedroom four	24'6 x 15'1
Bedroom five	16'1 x 15'1
Bedroom six	16'2 x 15'0
Bedroom seven	16'2 x 16'1
Bathroom two	10'6 x 7'6
Bathroom three	11'6 x 7'6

**KEY FACTS**

Magnificent and notable Regency Town House located at the top of The Grange

Impressive accommodation including seven bedrooms and six reception rooms

Beautiful, mature walled garden at the rear of the property in addition to a Local Market cottage

Parking for multiple vehicles

**SERVICES**

Mains services

**DRAINAGE**

Mains drainage

**HEATING**

Oil fired heating

**APPLIANCES**

- Miele double oven
- Miele warming drawers
- Miele microwave
- Miele coffee machine
- Miele hob
- Miele wine cooler
- Three Miele fridges
- Miele freezer
- Hotpoint freezer
- Miele dishwasher
- Two Miele washing machines
- Two Miele dryers

**INCLUSIONS**

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

**SCHOOL CATCHMENT**

- Vauvert Primary
- La Mare de Carteret High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£5,750,000**



**LIVINGROOM**  
The Channel Island Estate Agent