

CLOS DES ARBRES

SOLE AGENT



7

BEDROOMS

5

BATHROOMS

5,225

SQ FT

2.4

ACRES

£2,495,000 ST. SAVIOUR

Livingroom is thrilled to introduce this expansive rural residence. Clos des Arbes offers highly private living suitable for three generations, making it an ideal choice for a growing family looking to put their stamp onto a wonderful property. Located in the serene countryside of St. Saviour, near the Grouville border, Clos des Arbes is nestled on over two acres of beautifully landscaped gardens to include a heated swimming pool and historic Lavoir. The primary house features four generous double bedrooms, and there is an additional two/three bedroom guest wing with private entrance - arranged over two floors. Furthermore, there is a separate one-bedroom apartment on the first floor. The first floor accommodation provides panoramic views of the countryside towards the sea. Externally, there is ample parking for more than ten vehicles with two driveways leading to a double integral garage and workshop. A fabulous country home.



LIVINGROOM
The Channel Island Estate Agent











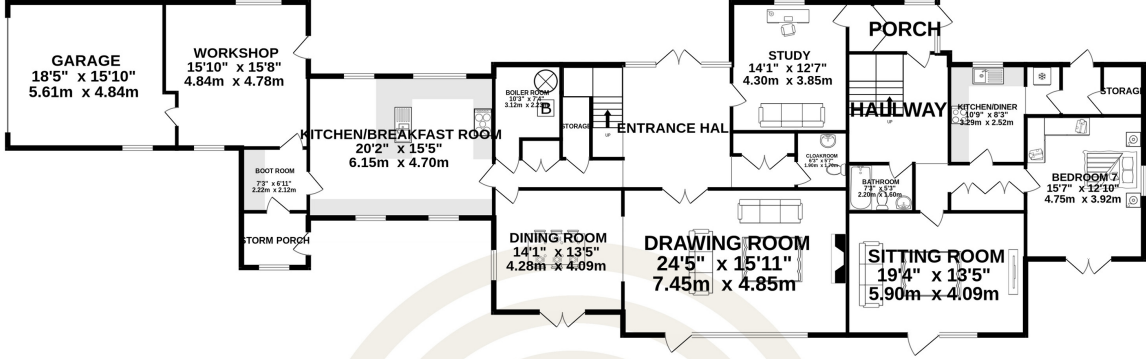








GROUND FLOOR
 3011 sq.ft. (279.8 sq.m.) approx.



1ST FLOOR
 2213 sq.ft. (205.6 sq.m.) approx.



TOTAL FLOOR AREA : 5225 sq.ft. (485.4 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.
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GROUND FLOOR MAIN HOUSE

Entrance Hall	11'10 x 13'6
Cloakroom	5'7 x 6'3
Study	12'7 x 14'1
Drawing Room	24'5 x 15'11
Dining Room	14'1 x 13'5
Kitchen/Breakfast Room	20'2 x 15'5
Boot Room	7'3 x 6'11
Workshop	15'8 x 15'10
Garage	18'5 x 15'10

GROUND FLOOR ANNEX

Porch	7'1 x 5'6
Hallway	11'1 x 12'1
Bathroom	7'3 x 5'3
Sitting Room	19'4 x 13'5
Kitchen/Diner	8'3 x 10'9
Bedroom Seven	12'10 x 15'7

FIRST FLOOR MAIN HOUSE

Landing	31'2 x 17'1
Primary Bedroom	15'11 x 15'11
Dressing Room	8'6 x 5'5
En-suite	8'6 x 10'6
Bedroom Two	12'7 x 10'3
Bedroom Three	12'2 x 10'3
Bathroom	7'4 x 13'6
Bedroom Four	14'1 x 10'4
Airing Cupboard	7'4 x 6'0

FIRST FLOOR ANNEX

Landing	11'8 x 16'0
Bedroom Five	19'4 x 13'5
Bedroom Six	13'11 x 10'9
Bathroom	7'8 x 5'3

FIRST FLOOR FLAT

Hallway	12'2 x 4'10
Sitting/Dining Room	12'11 x 16'7
Kitchen	7'0 x 8'0
Bedroom	12'5 x 11'9
Bathroom	7'3 x 5'6

KEY FACTS

Three generation home
 Primary house offers four bedrooms
 Unit connected to main house (duplex) has two bedrooms
 Self-contained one bedroom apartment above garage
 Two separate vehicular entrances
 Heated swimming pool
 Historic Lavoir in the garden
 Solar panels installed
 Country walks and peaceful location
 Extremely private grounds

WATER

Borehole water with UV Filtration system
 Mains water can be connected located in the drive

DRAINS

Septic tank and soakaway

HEATING

Oil fired boiler for the main house and the pool
 Solar panelled heating
 Pool heated by solar in the summer months

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

St Saviour
 Grainville

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.

£2,495,000



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