

ROCHE D'OR

SOLE AGENT



6

BEDROOMS

3

BATHROOMS

3,124

SQ FT

0.3

ACRES

£1,795,000 ST. MARTIN

Welcome to Roche D'Or, a fabulous two-generation home or property with potential income. It features the unique benefit of an adjoining two-bedroom cottage with a separate entrance, patio garden, and parking. It is located on a main bus route and within a short drive of major schools, shops, and amenities in Maufant and St. Martin. The spacious kitchen/dining/family room is the heart of this wonderful home with a focal wood-burning stove and access to a South-facing garden with an outdoor kitchen with a built-in pizza oven and hot tub - perfect for entertaining. Internally, there's an additional reception/snug, utility room, cloakroom, house bathroom, and four double bedrooms (primary with en-suite and walk-in dressing room). An integral double garage provides convenience and storage space for your vehicles or any other belongings. Additionally, there's a large lawned garden bordering an orchard/agricultural land with country views and ample driveway parking for several vehicles...



LIVINGROOM

The Channel Island Estate Agent













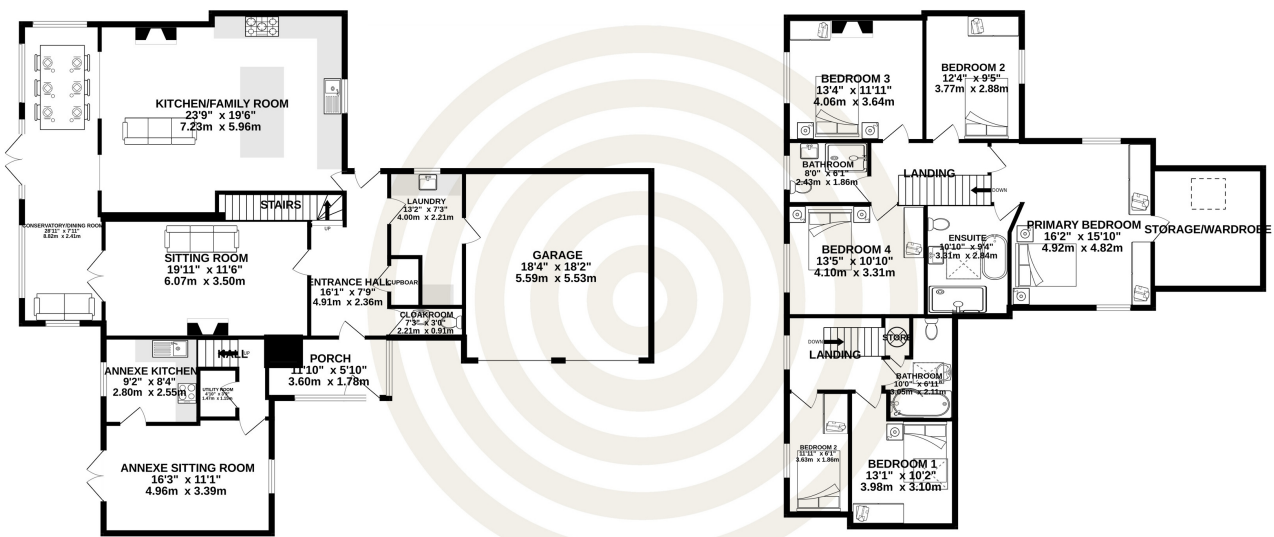






GROUND FLOOR
1816 sq.ft. (168.7 sq.m.) approx.

1ST FLOOR
1308 sq.ft. (121.5 sq.m.) approx.



TOTAL FLOOR AREA : 3124 sq.ft. (290.2 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

Porch	11'10 x 5'10
Entrance Hall	16'1 x 7'9
Cloakroom	7'3 x 3'0
Laundry	13'2 x 7'3
Sitting Room	19'11 x 11'6
Kitchen/Family Room	23'9 x 19'6
Conservatory/Dining Room	28'11 x 7'11
Garage	18'4 x 18'2

FIRST FLOOR

Primary Bedroom	16'2 x 15'10
Ensuite	10'10 x 9'4
Bedroom 2	12'4 x 9'5
Bedroom 3	13'4 x 11'11
Bathroom	8'0 x 6'1
Bedroom 4	13'5 x 10'10

ANNEXE GROUND FLOOR

Sitting Room	16'3 x 11'1
Kitchen	9'2 x 8'4
Utility Room	4'10 x 3'9

ANNEXE FIRST FLOOR

Bedroom 1	13'1 x 10'2
Bathroom	10'0 x 6'11
Bedroom 2	11'11 x 6'1

KEY FACTS

Two-generation home or property with income potential
 Two bedroom adjoining cottage with integral or separate access
 Bordering agricultural land
 Beautiful kitchen/dining/family room with wood burning stove
 South-facing garden with outdoor kitchen, pizza oven and hot tub
 Large separate lawned garden bordering an orchard and fields
 Double garage and driveway parking

A short drive to major schools and local shops

SERVICES

Mains water
 Mains drainage

HEATING

Oil fired central heating

INCLUSIONS

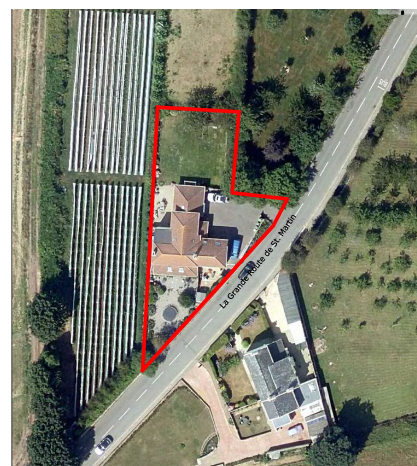
As per inventory

SCHOOL CATCHMENT

St Martin
 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.

£1,795,000



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