

# SANS SOUCI

SOLE AGENT



**5**

BEDROOMS

**2**

BATHROOMS

**2,507**

SQ FT

**0.5**

ACRES

**£1,950,000 ST. MARTIN**

Livingroom is delighted to introduce Sans Souci, a stunning Victorian property with gated access located in a tranquil and picturesque area of St. Martin and within walking distance of Anne Port. This substantial mid-19th century home boasts a wealth of ornamental features that truly capture the essence of its era. The accommodation is configured over three levels with a welcoming entrance lobby leading to sitting and dining rooms (both with wood-burning stoves) and fully fitted kitchen. With five generously sized bedrooms (primary with an en-suite bathroom), house bathroom, separate cloakroom and spacious landing with access to a first floor balcony, there's ample space for everyone to enjoy their own private sanctuary. Plans have been passed to reconfigure the ground floor level between the kitchen, dining room and incorporate the currently external utility and storeroom into the internal areas. Externally, there are large lawned garden areas and woodland, a double garage...



**LIVINGROOM**

The Channel Island Estate Agent











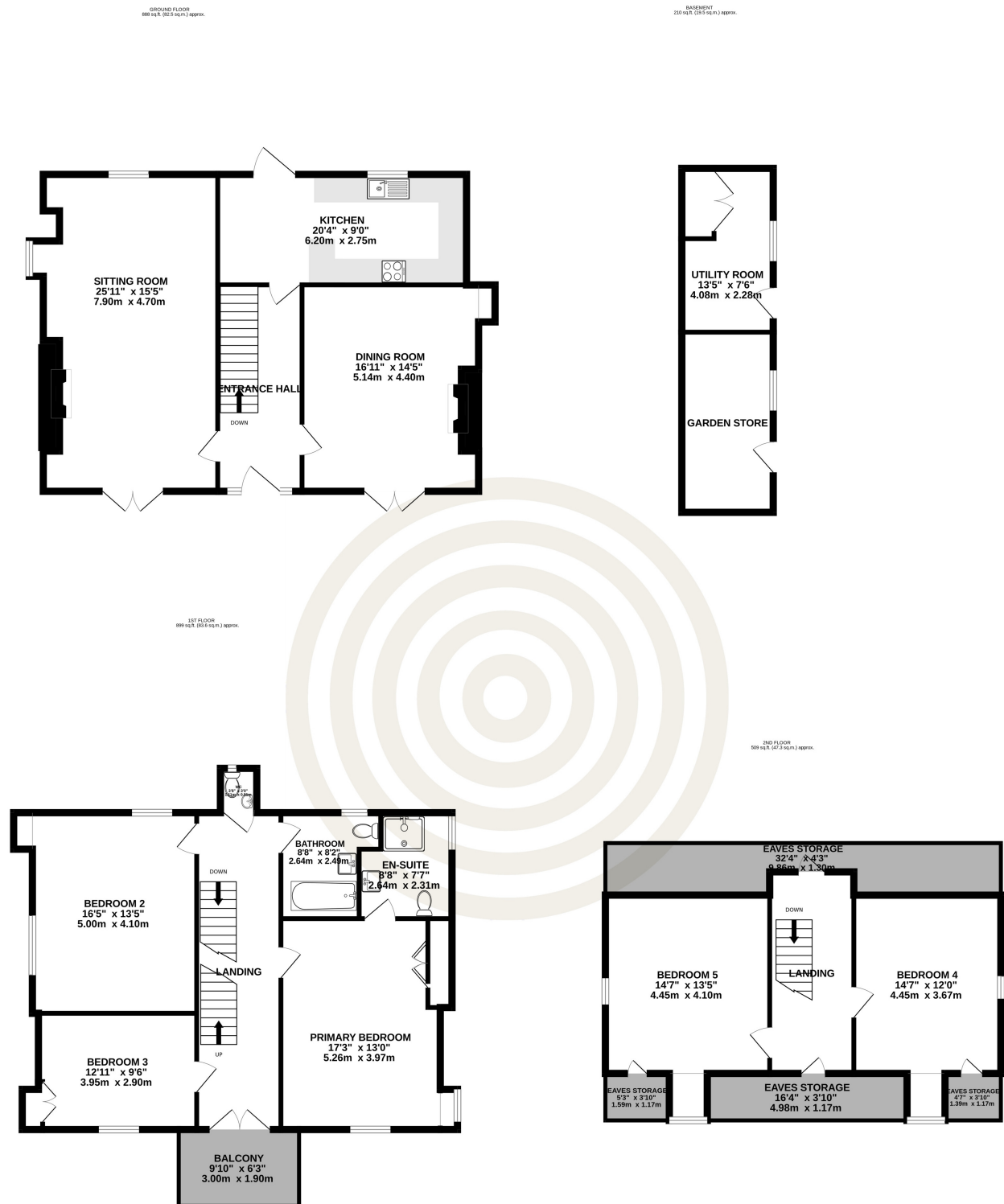












TOTAL FLOOR AREA : 2507 sq.ft. (232.9 sq.m.) approx.

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**

Garden Store	7'6 x 14'9
Utility Room	7'6 x 13'5

**GROUND FLOOR**

Entrance Hall	6'11 x 16'11
Dining Room	14'5 x 16'11
Kitchen	20'4 x 9'0
Sitting Room	15'5 x 25'11

**FIRST FLOOR**

Landing	6'11 x 25'11
Primary Bedroom	13'0 x 17'3
En-suite	7'7 x 8'8
Bedroom Two	13'5 x 16'5
Bathroom	8'2 x 8'8
WC	3'0 x 3'8
Bedroom Three	12'11 x 9'6
Balcony	9'10 x 6'3

**SECOND FLOOR**

Landing	6'11 x 16'6
Bedroom Four	12'0 x 14'7
Bedroom Five	13'5 x 14'7

**KEY FACTS**

Substantial Victorian home with original ornamental features  
 Within walking distance of Anne Port  
 Gated entrance  
 Surrounding lawned gardens and woodland area  
 Balcony accessed from first floor level  
 Garage and driveway parking  
 Plans passed ref: P/2020/0247 to reconfigure ground floor level  
 Grade 3 listed

**SERVICES**

Borehole water with filtration system  
 Mains drainage

**HEATING**

Oil fired central heating

**INCLUSIONS**

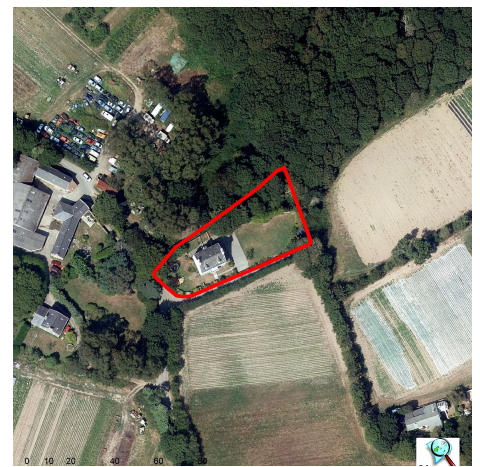
As per inventory

**SCHOOL CATCHMENT**

Grouville  
 Le Rocquier

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.

**£1,950,000**



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