

# HAVILLAND VALE HOUSE

SOLE AGENT

£935,000



5

BEDROOMS

4

BATHROOMS

1,475

SQ FT

0.5

ACRES

£935,000 LOCAL MARKET, ST. MARTIN

A superb, detached family home situated in a quiet hamlet of houses on the outer edge of St. Peter Port/St.Martin border. Surrounded by woodland, Havilland Vale House has been extensively renovated over recent years, yet still has potential to extend, if desired and subject to relevant planning permissions. There is also the added bonus of a detached dower unit, which comprises sitting room, kitchen/dining room, bedroom, en-suite shower room, shower room and store room with WC on the first floor. The main house has an entrance hall, cloakroom, sitting room, dining room, modern kitchen and rear utility on the ground floor. The first floor has a master bedroom with en-suite shower room, three further bedrooms and family bathroom. Externally, there is parking for multiple vehicles and lovely large rear garden, complete with surrounding woodland and newly built, storage shed. A conveniently located and versatile property, internal viewing highly recommended.



LIVINGROOM

The Channel Island Estate Agent

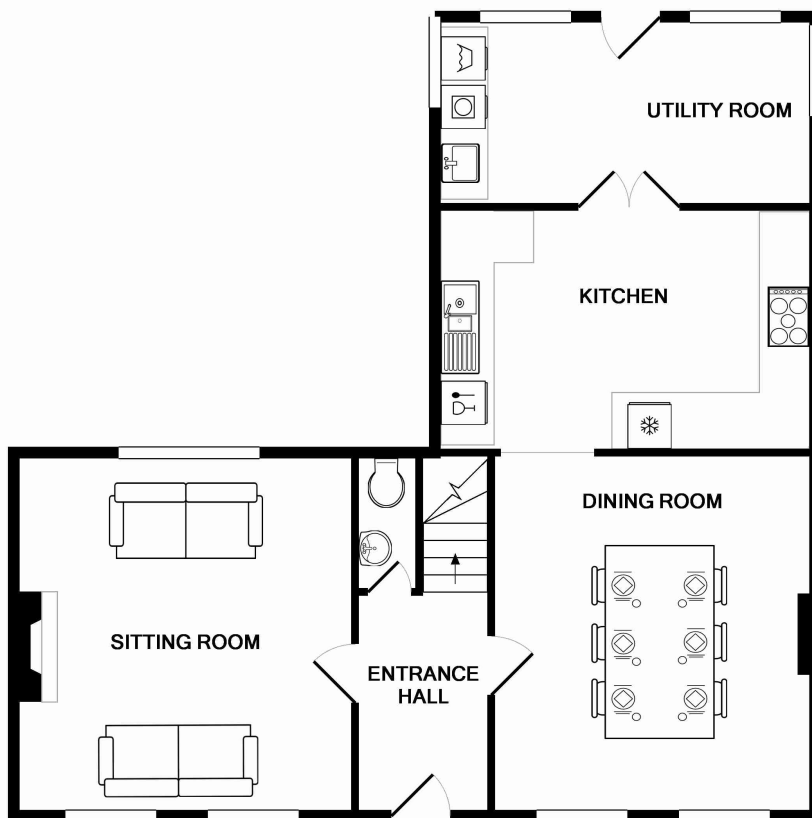




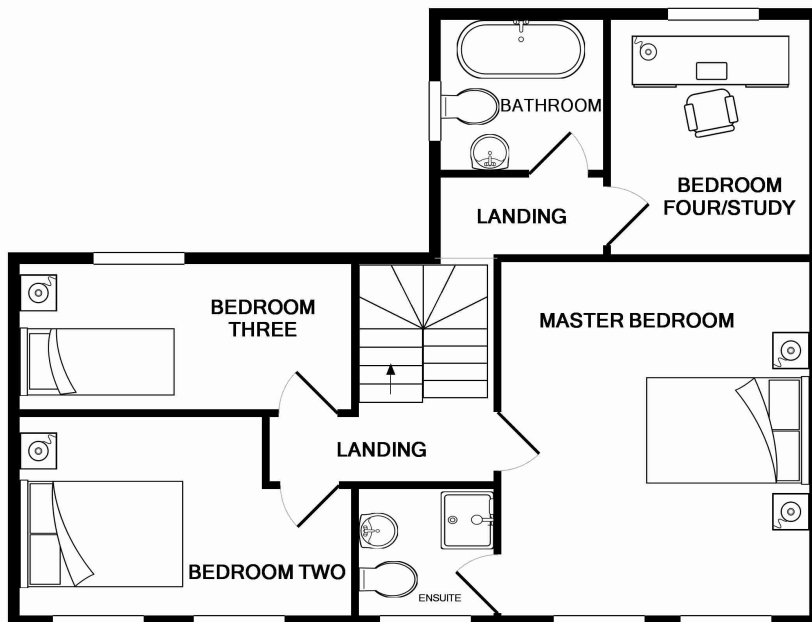








GROUND FLOOR  
APPROX. FLOOR  
AREA 800 SQ.FT.  
(74.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 675 SQ.FT.  
(62.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1475 SQ.FT. (137.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

**MAIN HOUSE**

**GROUND FLOOR**

Entrance hall	15'3 x 5'9
Sitting room	15'3 x 14'4
Cloakroom	4'0 x 2'11
Dining room	15'3 x 13'7
Kitchen	15'11 x 10'4
Utility room	15'11 x 8'0

**FIRST FLOOR**

Landing	
Master bedroom	15'3 x 13'4
En-suite shower room	6'0 x 5'9
Bedroom two	14'4 x 8'9
Bedroom three	14'4 x 6'6
Bedroom four	10'3 x 8'9
Family bathroom	7'3 x 6'8

**DOWER/WING UNIT**

Entrance hall	5'4 x 4'3
Sitting room	14'6 x 13'0
Kitchen/dining room	15'5 x 13'6
Shower room	7'5 x 5'8
Master bedroom	15'11 x 13'6
En-suite shower room	9'7 x 5'4

**FIRST FLOOR**

Store room with WC	15'5 x 13'6
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**KEY FACTS**

- Family property with detached dower unit
- Beautiful woodland setting
- Convenient location
- Good order throughout
- Large mature garden with store
- Multiple parking

**SERVICES**

- Mains services

**DRAINAGE**

- Cesspit drainage

**HEATING**

- Oil fired central heating
- Electric under floor in kitchen and dining room
- Dower unit - electric underfloor heating

**APPLIANCES**

- Rangemaster double oven with induction hob
- Rangemaster extractor unit
- Hotpoint fridge freezer
- Hotpoint dishwasher
- Hoover fridge freezer
- Hotpoint washing machine
- Hoover double dryer

**DOWER**

- Cannon oven with gas hob
- Neff fridge and freezer
- Neff dishwasher
- Hotpoint tumble dryer

**INCLUSIONS**

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

**SCHOOL CATCHMENT**

- St Martin's Primary School
- Les Beaucamps 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.

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