

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



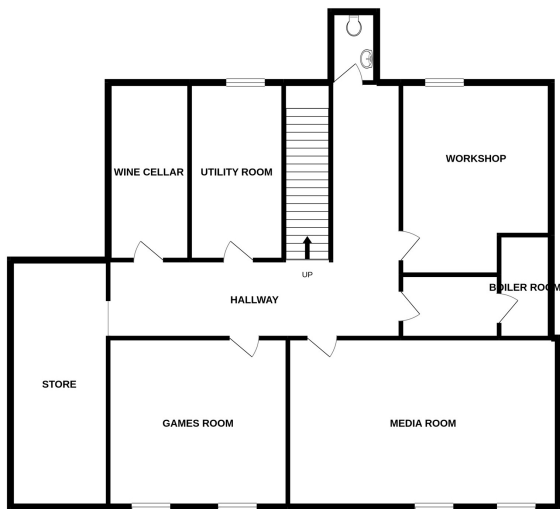




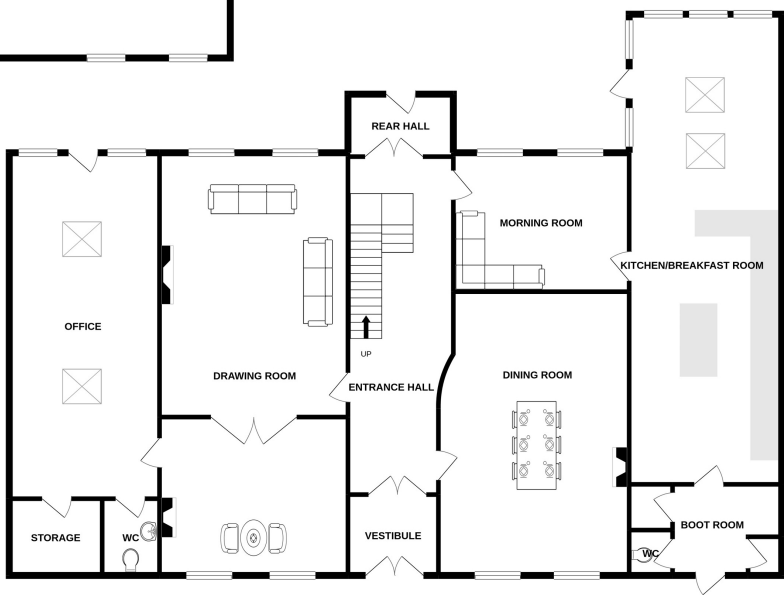




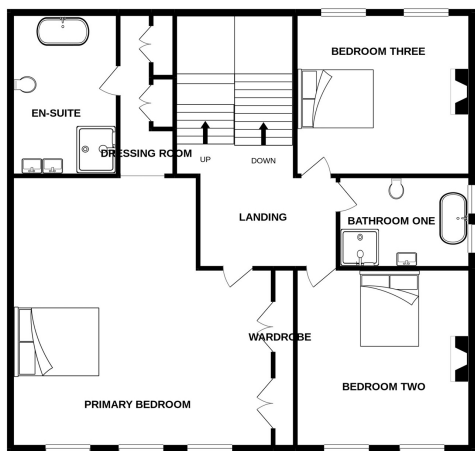
BASEMENT
1571 sq.ft. (145.9 sq.m.) approx.



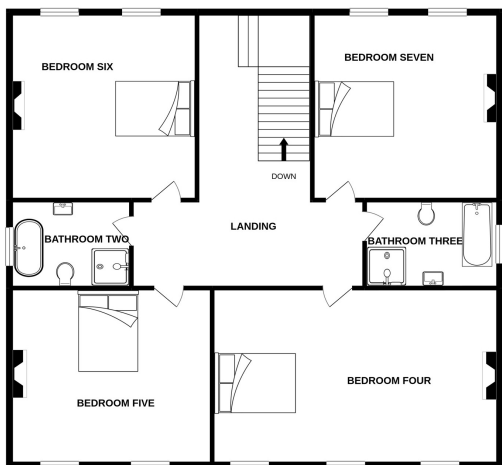
GROUND FLOOR
2553 sq.ft. (237.1 sq.m.) approx.



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.

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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



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