

WOODCOTE

SOLE AGENT



4

BEDROOMS

4

BATHROOMS

5,787

SQ FT

3.3

ACRES

POA OPEN MARKET, FOREST

Woodcote is an impressive, contemporary property situated in a quiet lane within the Forest parish, close to the South Coast cliffs, amenities and the airport. Constructed in 2016 to an exceptionally high standard throughout, the 5787 sq ft of accommodation is perfect for entertaining with large reception rooms. The bespoke kitchen with vaulted ceiling looks out over the spacious sitting/dining room which are centered around the double-sided fireplace. The four-bedroom suites are set on two levels, with the primary suite and its distant sea views taking most of the upstairs living. A wine room ensures your best vintage is always on display, leading to a spacious double garage. Externally, the property occupies 3.27 acres and is approached via a large, paved 'carriage' driveway with parking for multiple vehicles. There are landscaped and lawned gardens to both the front and rear, as well as two adjoining agricultural fields. A stunning home offering modern and easy living.



LIVINGROOM

The Channel Island Estate Agent











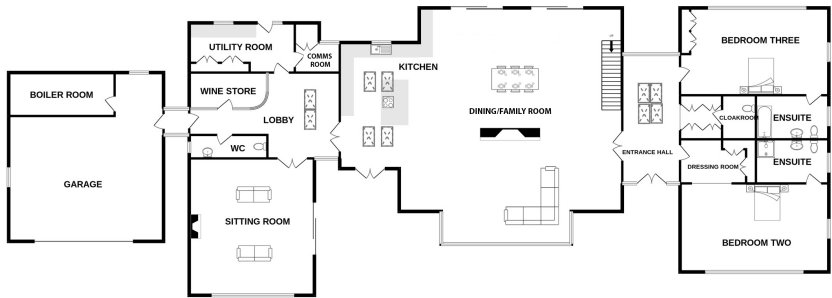




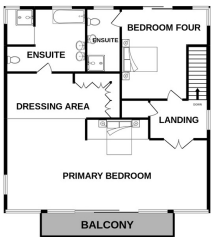




GROUND FLOOR
4635 sq.ft. (430.6 sq.m.) approx.



1ST FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA : 5787 sq.ft. (537.6 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

Entrance hall	21'7 x 9'8
Kitchen/dining/family room	47'2 x 39'5
Lobby	12'1 x 11'7
Wine store	13'1 x 6'0
Sitting room	22'10 x 20'11
Utility room	16'3 x 8'4
Comms room	7'3 x 5'0
Garage	28'2 x 25'10
Boiler room	17'8 x 7'3
Bedroom two	24'10 x 14'9
Dressing room	12'2 x 7'3
En-suite shower room	12'2 x 6'4
Bedroom three	24'10 x 14'7
En-suite bathroom	12'2 x 7'4
Cloakroom	6'6 x 5'8

FIRST FLOOR

Landing	9'11 x 6'7
Primary bedroom	33'11 x 22'5
Dressing area	18'8 x 6'9
En-suite bathroom	11'7 x 10'8
Balcony	
Bedroom four	14'8 x 14'6
En-suite shower room	10'8 x 5'9

KEY FACTS

Beautiful, detached property
Occupying 3.27 acres
Constructed in 2016 to a high standard
Excellent reception space
Modern living with high quality fixtures and fittings
Gardens, 2 fields, parking and double garage

SERVICES

Mains water and electricity

DRAINAGE

Cesspit draining

HEATING

Electric underfloor heating
Air Source

APPLIANCES (INTEGRATED)

Gaggenau oven
Gaggenau hob
Falmec extractor
Gaggenau microwave
Gaggenau warming drawer
Siemens fridge
Siemens freezer
Gaggenau dishwasher
Gaggenau wine fridge
2 Siemens washing machines
Siemens tumble dryer

INCLUSIONS

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

SCHOOL CATCHMENT

Forest Primary
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.

POA



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