

# 5 MAISON DE DERRIERE



**4**

BEDROOMS

**2**

BATHROOMS

**£3,250 ST. SAVIOUR**

ENTITLED/LICENSED If you are looking for a picturesque country cottage surrounded by idyllic rural walks then look no further, Maison de Derriere could be the perfect home for you. Within easy reach of Five Oaks shops and pubs, this immaculately presented cottage comprises four bedrooms, two bathrooms and a luxury Laura Ashley kitchen with integrated appliances. Externally there is a good sized back garden perfect for social gatherings, an external store and parking for two cars plus visitors. Pets considered. Available December 2025.



**LIVINGROOM**  
The Channel Island Estate Agent













**GROUND FLOOR**

Lobby	11'7 x 9'6
Kitchen	16'7 x 11'5
Lounge	16'7 x 11'1
Dining area	11'8 x 10'5
Shower room	6'1 x 5'5
Bedroom two	12'2 x 10'3
Bedroom three	12'2 x 8'7
Bedroom four	10'2 x 9'5

**FIRST FLOOR**

Hallway	11'4 x 7'6
Primary bedroom	16'11 x 11'2
House bathroom	13'3 x 9'4

**KEY FACTS**

Immaculately presented  
Well located for major schools  
Laura Ashley kitchen with appliances  
Dining and sitting room  
Wood burning fireplace  
Four double bedrooms (three at ground floor level)  
Shower room and luxury bathroom  
Secure garden with shed  
Designated parking for two vehicles plus visitors

Available December 2025

ENTITLED/LICENSED

**SERVICES**

Main drains and water

**HEATING**

Oil fired central heating  
Underfloor electric heating in bathroom

**APPLIANCES**

Miele double oven  
Miele induction hob  
Bosch dishwasher  
Bosch washing machine  
Miele dryer

**INCLUSIONS**

To include all items listed in the inventory/condition report

**SCHOOL CATCHMENT**

St Saviour  
Grainville

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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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**£3,250**



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