

LES HIBOUX

SOLE AGENT



5

BEDROOMS

3

BATHROOMS

£6,500 ST. JOHN

ENTITLED/LICENSED. Livingroom is delighted to introduce Les Hiboux. This spacious and well-balanced family home is located in the heart of St. Johns countryside yet within walking distance of the local shops and a short drive to St. Helier. The accommodation comprises a recently modernised kitchen/family room with sliding doors out to the gardens, a separate sitting room with a vaulted ceiling, a working fire and beautiful exposed beams, a dining room, and a utility and a boot room. The first floor provides three double (En-suite) bedrooms including a stunning principal suite with floor-to-ceiling glass and views to the surrounding fields, a spacious dressing room and a luxurious En-suite bathroom with a walk-in shower, bath and dual basins. The second floor offers two further double bedrooms with the flexibility of being utilised as a study or snug. Externally, there is a South-West facing large wrap-around garden with purpose-built sheds, an integral double garage and parking for...



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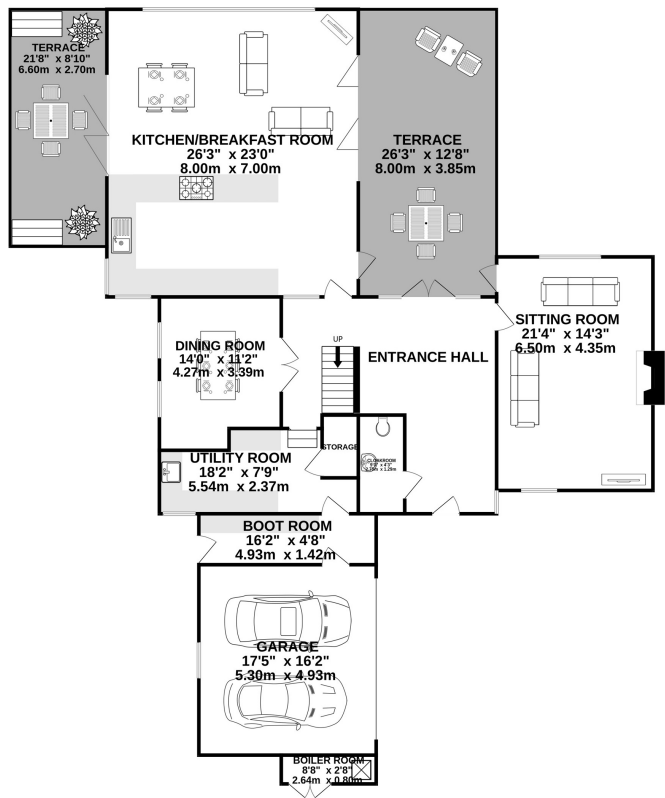




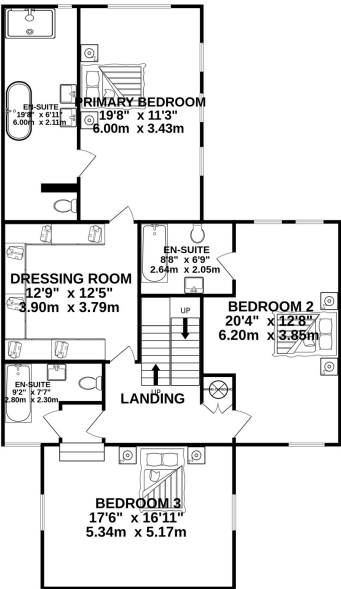




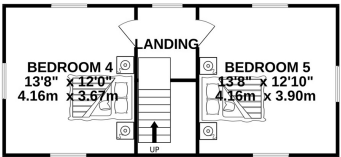
GROUND FLOOR
1883 sq.ft. (174.9 sq.m.) approx.



1ST FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



2ND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 3510 sq.ft. (326.1 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

Hallway	21'4 x 19'11
W/C	7'6 x 4'0
Sitting room	21'2 x 13'9
Kitchen/family room	26'9 x 23'4
Dining room	11'11 x 11'10
Utility room	18'4 x 8'6
Boot room	18'1 x 5'1

FIRST FLOOR

Landing	
Principle bedroom	19'4 x 11'3
En-suite	19'3 x 6'11
Dressing room	12'8 x 10'2
Bedroom two	20'2 x 9'6
En-suite	9'0 x 7'2
Bedroom three	17'5 x 11'6
En-suite/house bathroom	8'0 x 7'0

SECOND FLOOR

Landing	
Bedroom four	13'4 x 12'4
Bedroom five	13 x 12'3

KEY FACTS

Spacious family home
Five double bedrooms (three en-suite)
Three reception rooms
Large wrap around gardens
Double garage plus ample parking
Quiet location
Views across sweeping fields
Available August 2025
Longer lease preferred
ENTITLED/LICENSED

SERVICES

Mains drainage and water

HEATING

Oil fired underfloor heating

APPLIANCES

Siemens Oven
Siemens Microwave oven
Siemens Warming draw
Wine Fridge
Siemens fridge/freezer
Siemens induction hob
Neff dishwasher
Quooker tap

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

St John
Grainville

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.

£6,500



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