

SANTA SOFIA COTTAGE

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

£3,500 GROUVILLE

ENTITLED / LICENSED. This beautifully presented cottage offers luxurious, well-proportioned living accommodation in a rural setting, surrounded by scenic country walks and within easy reach of the reservoir and major schools. The ground floor comprises a comfortable sitting room, cloakroom, and a superb open-plan kitchen/dining room, ideal for modern living. The first floor offers two generous double bedrooms, both with en-suite bathrooms and far-reaching rural views. Externally, the property benefits from a large lawned garden, driveway parking for several vehicles, and a garage. Available end of February 2026. Partly furnished. Regrettably not suitable for pets.



LIVINGROOM

The Channel Island Estate Agent

























Sitting room	19'5 x 16'2
Cloakroom	5'4 x 4'2
Kitchen/dining room	23'10 x 15'9
Primary bedroom	16'3 x 13'4
En-suite bathroom	12'5 x 4'9
Bedroom two	16' x 9'9
En-suite bathroom	14'3 x 6'5

KEY FACTS

Partly furnished country cottage
Within a short drive of major schools
Luxury fixtures and fittings
Well proportioned living accommodation
Good size garden
Driveway parking for several vehicles
Garage
Available end of February 2026
Regret not suitable for pets
ENTITLED/LICENSED

SERVICES

Mains water and drainage

HEATING

Electric underfloor heating

APPLIANCES

Hotpoint double oven
Induction hob
Neff extractor
Hotpoint dishwasher
Hotpoint fridge/freezer
Wine fridge
Quooker tap
Hotpoint washer/dryer

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

Grouville
Le Rocquier

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.

£3,500



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