

# 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.



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IMAGES SANTA SOFIA COTTAGE

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## DETAILS & MEASUREMENTS SANTA SOFIA COTTAGE

Sitting room	19'5 x 16'2	KEY FACTS	SCHOOL CATCHMENT
Cloakroom	5'4 x 4'2	Partly furnished country cottage	Grouville
Kitchen/dining room	23'10 x 15'9	Within a short drive of major schools	Le Rocquier
Primary bedroom	16'3 x 13'4	Luxury fixtures and fittings	
En-suite bathroom	12'5 x 4'9	Well proportioned living accommodation	
Bedroom two	16' x 9'9	Good size garden	
En-suite bathroom	14'3 x 6'5	Driveway parking for several vehicles	
		Garage	
		Available end of February 2026	
		Regret not suitable for pets	
		ENTITLED/LICENSED	
		<b>SERVICES</b>	<b>£3,500</b>
		Mains water and drainage	
		<b>HEATING</b>	
		Electric underfloor heating	
		<b>APPLIANCES</b>	
		Hotpoint double oven	
		Induction hob	
		Neff extractor	
		Hotpoint dishwasher	
		Hotpoint fridge/freezer	
		Wine fridge	
		Quooker tap	
		Hotpoint washer/dryer	
		<b>INCLUSIONS</b>	
		To include all items listed in the inventory/condition report	

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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