

CHAMPS DES ARBRES NO.5

SOLE AGENT



4

BEDROOMS

3

BATHROOMS

£5,000 ST. MARY

ENTITLED/LICENSED This Georgian-style home is situated within a gated community of just five properties in the tranquil and picturesque parish of St Mary. Built-in 2005, this property has been meticulously maintained and enhanced by the current owners and is presented to the market in walk-in condition. On the ground floor level, the property boasts an array of reception rooms including a sitting room with double doors leading to the garden, bright and airy orangery, a dining room/playroom as well as a study for those looking to spend a little less time in the office and a little more time working from home. In addition, there is a beautiful bespoke eat-in kitchen and utility room. The first floor offers four double bedrooms including a master En-suite, guest bedroom En-suite and two additional double bedrooms serviced by a house bathroom. Externally, the rear garden is low maintenance with a lovely chalet bar. A double garage and parking for at least five vehicles complete this...



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GROUND FLOOR

Entrance hall	17'6 x 14'5
Dinning room	13'3 x 11'8
Sitting Room	22'5 x 12'6
Kitchen/sitting room/diner	27'2 x 10'4
Orangerie	20'4 x 10'4
Study	9'5 x 6'5
Cloakroom	11'9 x 4'8
Utility	6'11 x 6'11
Outside bar	8'8 x 8'8

FIRST FLOOR

Landing	17'8 x 8'8
Bedroom one	16'4 x 12'7
En-suite bathroom with separate shower	25'0 x 7'0
Bedroom two	14'0 x 11'6
En-suite shower room	6'2 x 6'1
Bedroom three	12'7 x 8'7
Bedroom four	13'3 x 12'4
House bathroom with over head shower	9'2 x 6'6
Loft	28'6 x 13'4

KEY FACTS

Immaculately presented
Luxury kitchen/dining room & separate utility
Four double bedrooms two of which are en-suites
Orangery with access to the garden
Large attic storage room
Low maintenance secure garden with outside bar
Double garage and ample driveway parking
Surrounded by country walks

Available December 2025

ENTITLED/LICENSED

SERVICES

All mains

HEATING

Oil fired central hearing
Underfloor heating in the kitchen and orangery

APPLIANCES

Neff hob
Neff oven
Neff extractor
Neff microwave
Neff dishwasher
Neff fridge/freezer
Cople wine fridge

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

St Mary
Les Quennevais

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.

£5,000



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