

BEAUCHAMP



4

BEDROOMS

3

BATHROOMS

2,122

SQ FT

£1,295,000 LOCAL MARKET, ST. MARTIN

'Beauchamp' is a super family home situated in a desirable, rural lane above Petit Bot Bay and within walking distance to the South Coast cliffs. Constructed in 2011, the property offers spacious, modern living with well-proportioned accommodation. The ground floor comprises entrance hall, two double bedrooms (one with en-suite shower) family bathroom, fully fitted kitchen/breakfast room and a generous sitting/dining room with bi-folding doors to the rear garden. The first floor has a further double bedroom with en-suite WC and there is a large primary bedroom with built-in wardrobes, en-suite bathroom and a balcony which boasts rural and sea views out towards the South Coast. Externally, there is a spacious driveway with parking for multiple vehicles and access to a garage. There are also front and rear lawned gardens with surround hedging and domestic greenhouse. A superb property in a beautiful, quiet lane with local wildlife and country walks on your doorstep.

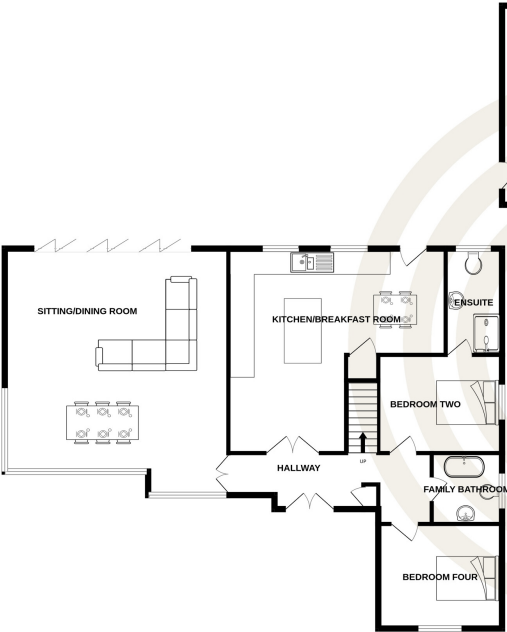


LIVINGROOM
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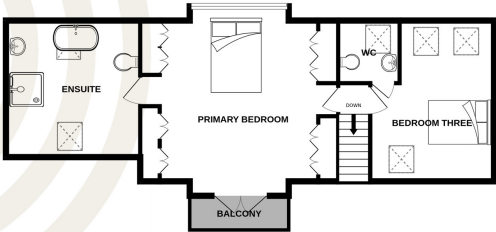




GROUND FLOOR
1430 sq.ft. (132.9 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 2122 sq.ft. (197.2 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

Entrance hall	19'2 x 6'8
Sitting/dining room	23'3 x 21'1
Kitchen/breakfast room	20'6 x 19'3
Bedroom two	11'8 x 9'3
En-suite shower room	10'0 x 5'4
Bedroom four	11'9 x 9'10
Family bathroom	6'8 x 6'8
Garage	18'9 x 11'5

FIRST FLOOR

Primary bedroom	18'8 x 17'10
En-suite bathroom	12'10 x 12'8
Bedroom three	15'2 x 11'8
En-suite WC	5'11 x 5'9

KEY FACTS

Superb, detached family home
Situating in a quiet country lane above Petit Bot Bay and Valley
Generous accommodation
Distant sea and rural views from the first floor
Front and rear gardens
Garage and parking

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Oil central heating

APPLIANCES

2 Neff ovens
Neff warming drawer
Neff extractor unit
Neff induction hob
Dishwasher
Whirlpool wine fridge
Fridge and freezer

INCLUSIONS

To include fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

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.

£1,295,000



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