

NEW DEVELOPMENT



6
BEDROOMS

5
BATHROOMS

6,547
SQ FT

POA OPEN MARKET, ST. MARTIN

Livingroom is delighted to present this stunning, brand-new, luxurious turn-key property in the highly sought-after parish of St. Martin, Guernsey. This exquisite, architect-designed residence has been thoughtfully crafted with an emphasis on quality and attention to detail, ensuring that every aspect of modern living is catered for.

Upon entering the property, you will be greeted by a spacious and elegantly appointed entrance hall, bathed in natural light, setting the tone for the rest of the home. The accommodation boasts a perfect balance of generous reception spaces and bedroom suites—six in total—allowing for both privacy and entertaining. Each bedroom suite has been carefully designed, featuring en-suite bathrooms.

The heart of the home is the expansive open-plan living area, which seamlessly integrates the kitchen, dining, and sitting room spaces, with large bi-fold doors that open out onto the spacious sun terrace. This outdoor space is ideal for alfresco dining or simply...



LIVINGROOM
The Channel Island Estate Agent











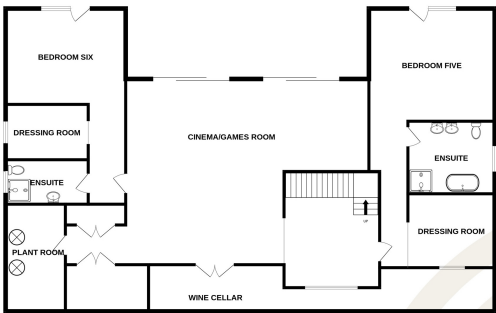




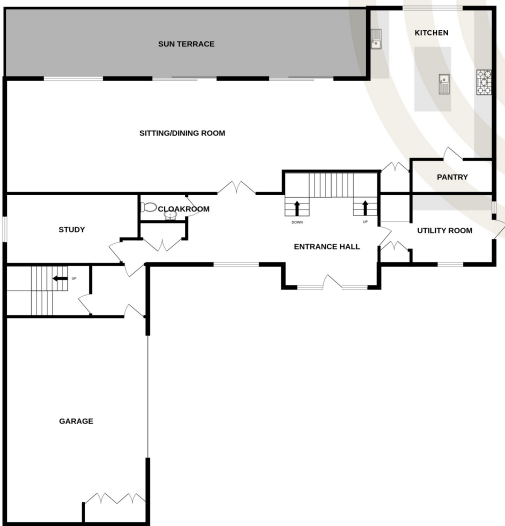




LOWER GROUND FLOOR
2181 sq.ft. (202.6 sq.m.) approx.



GROUND FLOOR
2314 sq.ft. (215.0 sq.m.) approx.



TOTAL FLOOR AREA : 6547 sq.ft. (608.3 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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1ST FLOOR
2052 sq.ft. (190.7 sq.m.) approx.



LOWER GROUND FLOOR

Cinema/games room	31'5 x 24'8
Wine cellar	43'3 x 6'0
Storage	10'7 x 6'0
Plant room	13'8 x 7'9
Bedroom five	16'2 x 14'6
Dressing room	14'9 x 9'0
En-suite bathroom	11'2 x 9'6
Bedroom six	14'4 x 12'4
Dressing room	10'5 x 7'0
En-suite shower room	10'5 x 5'9

GROUND FLOOR

Entrance hall	15'0 x 12'1
Sitting/dining room	63'1 x 14'9
Kitchen	19'6 x 16'3
Pantry	9'8 x 4'5
Utility room	14'9 x 9'0
Cloakroom	6'2 x 3'6
Study	17'4 x 9'2
Garage	26'9 x 19'0

FIRST FLOOR

Multi-purpose room	19'2 x 15'4
Primary bedroom	20'8 x 17'6
En-suite bathroom	14'6 x 9'0
Bedroom two	16'2 x 12'8
Dressing room	14'9 x 5'8
En-suite shower room	9'6 x 7'10
Bedroom three	19'2 x 14'1
En-suite shower room	12'3 x 8'9
Bedroom four	19'8 x 17'7

KEY FACTS

Brand new build in a popular St Martin location
Rural and distant sea views
Great balance of reception spaces and six bedroom suites
Fantastic sun terrace overlooking the grounds

SERVICES

Mains

DRAINAGE

Cesspit

HEATING

Solar panels

APPLIANCES

Rangemaster oven and extractor
Induction hob on island unit
Indesit hob
Hotpoint fridge
CDA wine chiller
Liebherr fridge and freezer
Liebherr freezer
Quooker tap
Hoover washing machine

INCLUSIONS

To include all carpets and 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.

POA



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