STUNNING NEW HOUSE

6
BEDROOMS

5
BATHROOMS

6,547
SQ FT

£4,950,000 **OPEN MARKET, ST. MARTIN**

Livingroom is delighted to present this outstanding brand-new, turn-key residence in the highly sought-after parish of St. Martin, Guernsey.

Designed by an architect with a clear emphasis on quality and attention to detail, this luxurious home has been crafted to cater perfectly for modern living.

The elegant entrance hall, bathed in natural light, immediately sets the tone, leading into a home that combines generous reception rooms with six beautifully appointed bedroom suites. Each suite is thoughtfully designed with its own en-suite bathroom, providing comfort and privacy for family and guests alike.

At the heart of the house lies the expansive open-plan living area, seamlessly integrating the kitchen, dining and sitting spaces. Large bi-fold doors extend this living space onto a substantial sun terrace – the ideal setting for entertaining, alfresco dining, or relaxing while enjoying views across landscaped gardens and towards Guernsey's picturesque East Coast.

Externally, the...

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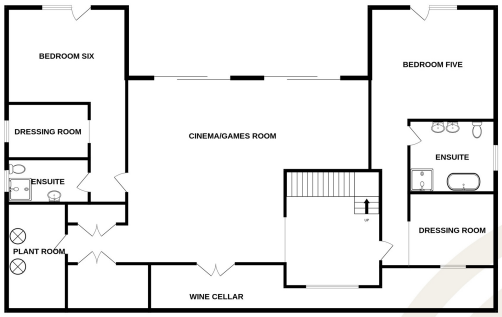
LOWER GROUND FLOOR
2181 sq.ft. (202.6 sq.m.) approx.



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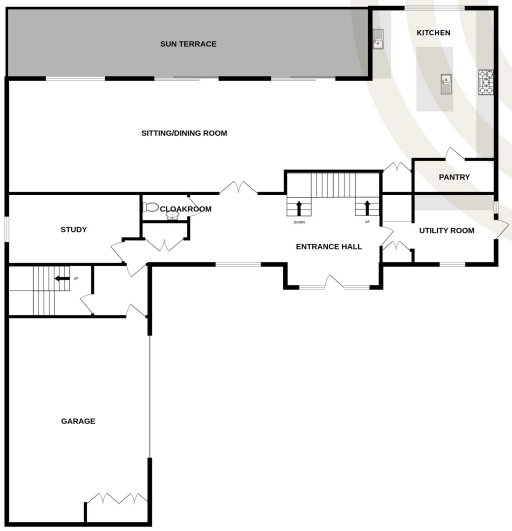
GROUND FLOOR
2314 sq.ft. (215.0 sq.m.) approx.



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.

£4,950,000

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