

# Apple Tree Cottage, 4 Oaklands Manor

SOLE AGENT



**3**

BEDROOMS

**1**

BATHROOM

**826**

SQ FT

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**£699,000 ST. SAVIOUR**

This pretty granite cottage is located in the beautiful grounds of Oaklands Manor and with easy access to all the amenities nearby at Maufant and Five Oaks. It is a characterful property that has much to offer the next owner. It would be either a perfect downsize property or could be the first step on the property ladder. With characterful sitting room, separate kitchen with dining area, two double bedrooms, a single bedroom, perfect as a study or dressing room and a house shower room plus cloakroom. Add to this a West facing courtyard patio garden, perfect for enjoying alfresco dining and the use of the manor grounds, an expansive private communal garden which not only enhance the beauty of the development but also serves as a protective enclave, ensuring a secure and peaceful environment for residents to enjoy. There is also a single garage plus parking for one to two vehicles, this really is a gem of a home and an excellent opportunity to own a beautiful home. For more information...



**LIVINGROOM**

The Channel Island Estate Agent

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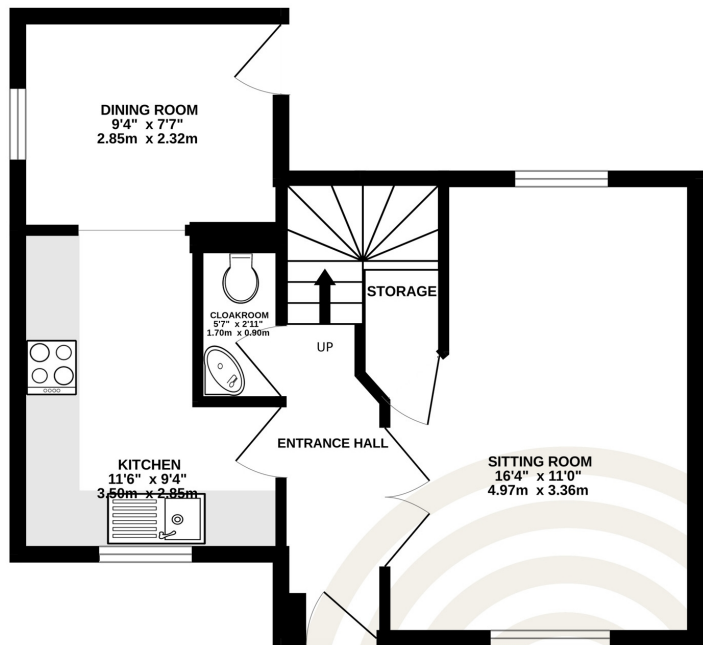




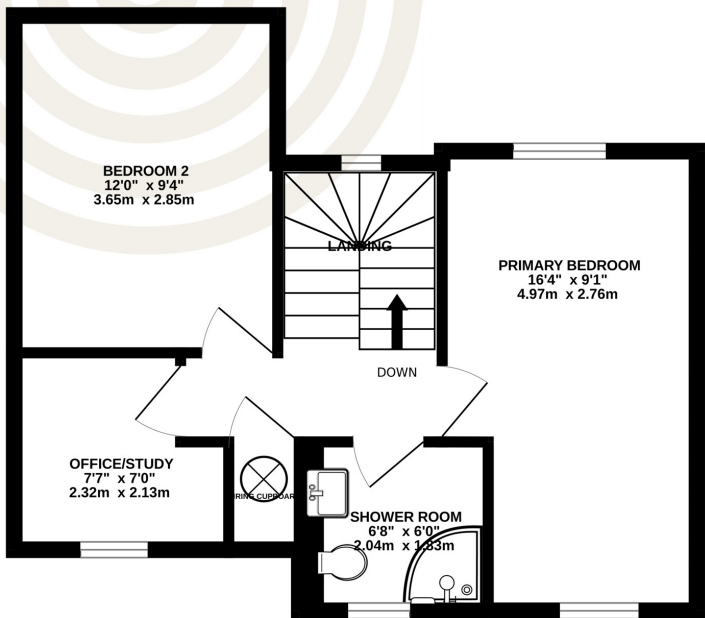




GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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	3'8 x 16'4
Sitting Room	11'0 x 16'4
Cloakroom	2'11 x 5'7
Kitchen	9'4 x 11'6
Dining Room	9'4 x 7'7

## FIRST FLOOR

Landing	9'3 x 9'11
Primary Bedroom	9'1 x 16'4
Shower Room	6'8 x 6'0
Bedroom Two	9'4 x 12'0
Office/Study	7'7 x 7'0

## KEY FACTS

Two doubles plus a single bedroom, one bath, country cottage  
Sitting room and separate kitchen with dining area  
Presented in walk in condition  
Tranquil location surrounded by Oaklands Manor grounds and surrounding countryside  
Private, enclosed West facing patio courtyard plus communal garden and use of Manor grounds  
Single garage plus parking for one/two vehicles, plus plentiful visitor parking  
Shared shed for storage  
Attic for storage  
On site care taker  
Would suit a down sizer/professional/professional couple/first time buyer  
Children under 21 not allowed full time but staying part time is fine

## SERVICES

Mains drains and water

## HEATING

Electric heating with radiators

## TENURE

Share transfer

## RESTRICTIONS

Children under 21 not allowed full time but staying part time is fine

## SERVICE CHARGE

£856.50 per qtr (£285.5 pcm)  
Managed by Clyde Smith

## INCLUSIONS

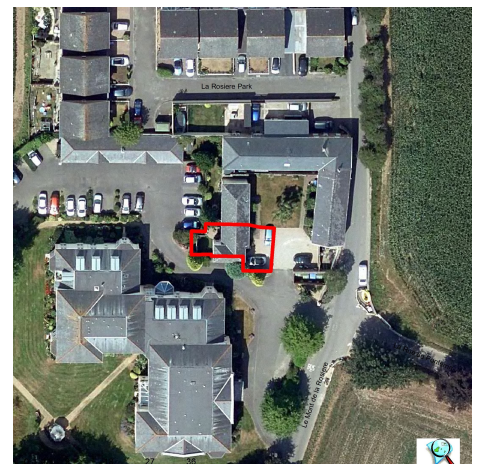
As per inventory

## SCHOOL CATCHMENT

Grands Vaux  
Grainville

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.

**£699,000**



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