

# MERTON HOUSE

SOLE AGENT



**5**

BEDROOMS

**4**

BATHROOMS

**3,883**

SQ FT

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**£2,650,000 OPEN MARKET, ST. ANDREW**

Merton House – A Stylish Art Deco Residence in the Heart of Guernsey

Ideally located in the central parish of St. Andrew, Merton House offers the best of both worlds: a tranquil, private setting just two miles from the bustling heart of St. Peter Port. With prestigious schools, sports facilities, and everyday conveniences close by, this is an exceptional home in a central area.

Spanning approximately 3,883 sq. ft. across two well-proportioned floors, the main residence offers generous living spaces ideal for both family life and entertaining. An adjoining self-contained annexe—with its own private entrance—adds flexibility, perfect for guest accommodation, extended family, or home office use.

Step into a gracious main hall featuring classic parquet flooring and the original staircase. The sitting room, full of period character, flows into a bright and airy day room—perfect for relaxed living. A formal dining room connects seamlessly to a generous kitchen/family room, fitted with...



**LIVINGROOM**

The Channel Island Estate Agent

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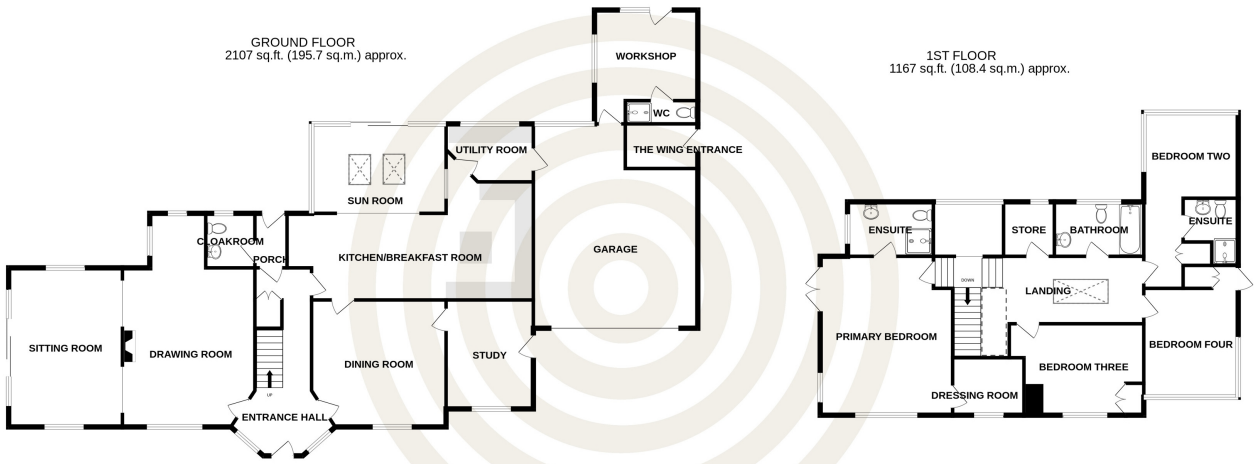












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	22'7 x 13'2
Drawing room	17'9 x 14'9
Sitting room	17'9 x 12'8
Dining room	15'0 x 14'2
Study	12'2 x 9'9
Kitchen/breakfast room	27'1 x 13'2
Sun room	15'2 x 9'7
Utility room	9'8 x 6'5
Porch	6'1 x 3'7
Cloakroom	6'1 x 5'6
Garage	22'9 x 18'4
Workshop	12'8 x 11'6
WC/Shower	8'1 x 2'7

## FIRST FLOOR

Landing	21'8 x 7'5
Primary bedroom	17'9 x 14'8
Dressing room	8'5 x 6'5
En-suite shower room	9'7 x 5'9
Bedroom two	20'6 x 10'6
En-suite shower room	7'6 x 5'5
Bedroom three	13'6 x 10'2
Bedroom four	15'5 x 10'6
Bathroom	10'0 x 5'9
Store	5'9 x 5'8

## THE WING, GROUND FLOOR

Entrance hall	8'1 x 5'7
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## THE WING, FIRST FLOOR

Landing	8'1 x 5'7
Kitchen/dining/sitting room	18'6 x 17'3
Bedroom	12'9 x 11'6
Bathroom	10'0 x 7'4

## KEY FACTS

Detached, 1930's Art Deco house  
 Convenient central location  
 Separate two bedroom apartment  
 Character accommodation with light reception rooms  
 Beautiful mature gardens  
 Double garage & parking

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Oil central heating

## APPLIANCES

AEG oven  
 AEG hob and extractor unit  
 AEG microwave  
 Hotpoint fridge freezer  
 Smeg dishwasher  
 Hotpoint washing machine  
 Blomberg tumble dryer

## 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.

**£2,650,000**



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