

MERTON HOUSE

SOLE AGENT



5

BEDROOMS

4

BATHROOMS

3,883

SQ FT

POA 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...



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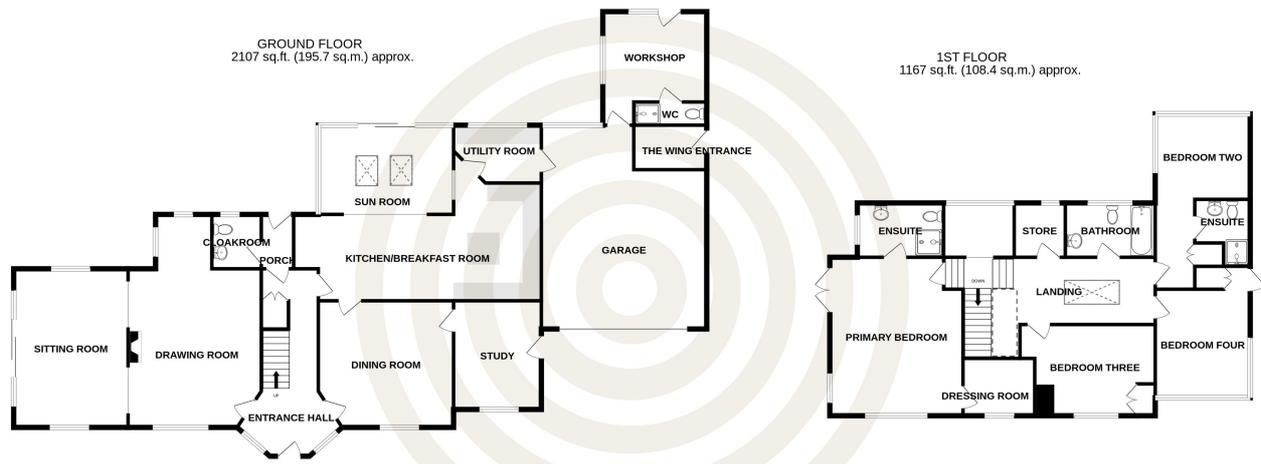












TOTAL FLOOR AREA: 3274 sq.ft. (304.2 sq.m.) approx.

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	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.

POA



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