

# CHÂTEAU LE PHAM



**4**

BEDROOMS

**4**

BATHROOMS

**2,295**

SQ FT

**2.6**

ACRES

## £3,250,000 OPEN MARKET, ST. SAVIOUR

Château Le Pham is nestled in the heart of St. Saviour, tucked away along a peaceful country lane. Enjoying both rural and distant sea views, this charming residence offers a tranquil outlook from every aspect.

Arranged over two floors and bathed in natural light, the accommodation comprises—on the ground floor—a welcoming entrance hall, spacious sitting room, well-appointed kitchen/breakfast room leading to a utility room, formal dining room, study, cloakroom and a generously proportioned en-suite bedroom with direct access to the rear garden.

Upstairs, the primary bedroom benefits from a beautifully fitted dressing area, en-suite bathroom and access to a private sun terrace. Two further en-suite bedrooms are also located on this level, with bedroom three likewise enjoying access to the terrace.

Set within approximately 2.6 acres, the property boasts expansive gardens with mature planting, a selection of useful domestic outbuildings and an agricultural field. Ample parking is...



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The Channel Island Estate Agent



















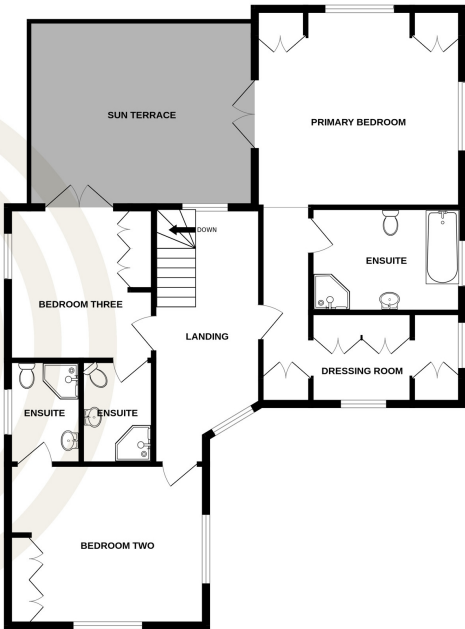




GROUND FLOOR  
1369 sq.ft. (127.2 sq.m.) approx.



1ST FLOOR  
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 2295 sq.ft. (213.2 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	17'9 x 7'8
Sitting room	17'8 x 14'6
Family room	15'4 x 14'5
Bedroom five	11'1 x 10'7
Cloakroom	6'1 x 3'6
Bedroom four	12'3 x 12'0
En-suite bathroom	11'8 x 5'9
Kitchen/dining room	31'8 x 14'5
Utility room	7'2 x 5'6

## FIRST FLOOR

Landing	18'8 x 7'8
Primary bedroom	15'0 x 14'5
Dressing room	14'7 x 6'9
En-suite bathroom	11'0 x 7'1
Bedroom two	14'5 x 11'9
En-suite shower room	7'7 x 5'1
Bedroom three	11'0 x 10'8
En-suite shower room	7'7 x 5'1
Sun terrace	16'5 x 13'6

## KEY FACTS

Immaculate, detached family home  
Situating in the heart of St Saviour  
Rural and distant sea views  
Occupying 2.6 acres with field  
Mature gardens, domestic outbuildings and parking

## SERVICES

Mains services  
Borehole water

## DRAINAGE

Cesspit drainage

## HEATING

Oil central heating

## APPLIANCES

2 Miele ovens  
Miele microwave oven  
Warming drawer  
Miele dishwasher  
Neff hob and extractor unit  
Fisher & Paykel american fridge freezer  
Miele washing machine  
LG 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.

**£3,250,000**



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