

FALLEN PINES

SOLE AGENT



4

BEDROOMS

4

BATHROOMS

5,671

SQ FT

£2,500,000 LOCAL MARKET, ST. ANDREW

Fallen Pines is an outstanding modern family home, discreetly positioned within the peaceful heart of St Andrew and offering a rare combination of scale, privacy and contemporary comfort.

Arranged over two generous floors, the ground level flows effortlessly between multiple reception spaces, including a formal sitting room, elegant dining room, bright sunroom and a substantial kitchen and breakfast room that forms the natural hub of the home. These rooms are complemented by a utility area and excellent storage, making day to day living as practical as it is refined.

The first floor provides four luxurious bedroom suites. One suite is particularly versatile, featuring its own kitchen and sitting room, making it ideal for guests, extended family or anyone seeking a degree of independence while remaining connected to the main house.

A notable feature is the private indoor leisure complex complete with indoor swimming pool and jacuzzi and dedicated changing facilities, creating a...



LIVINGROOM

The Channel Island Estate Agent

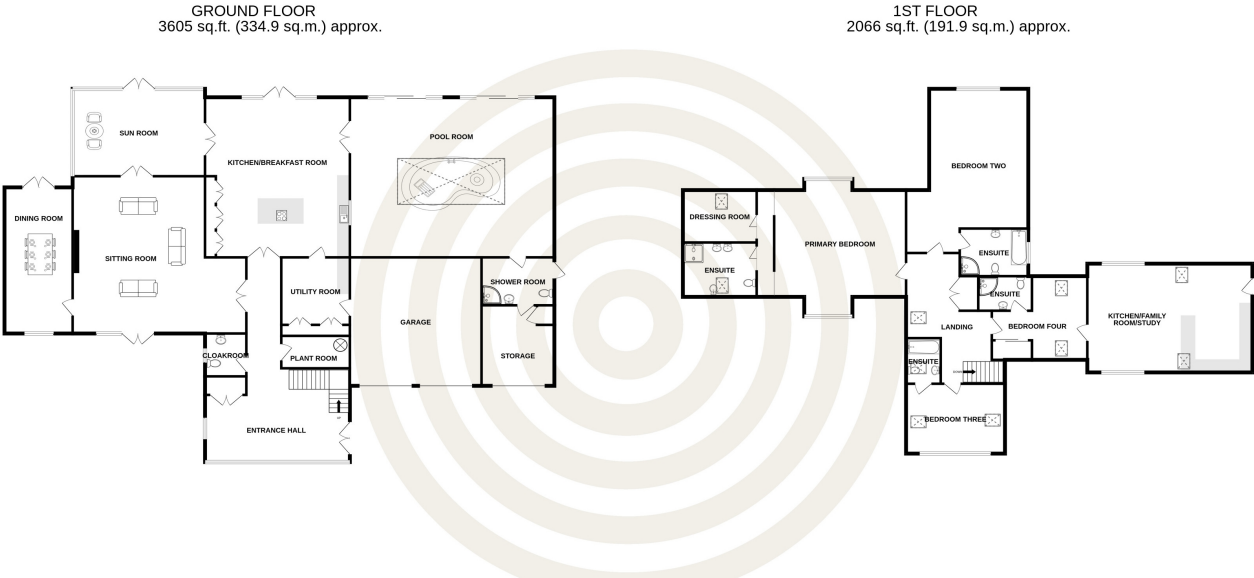












TOTAL FLOOR AREA : 5671 sq.ft. (526.8 sq.m.) approx.

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	32'4 x 22'2
Cloakroom	6'7 x 6'4
Plant room	9'4 x 4'5
Sitting room	26'7 x 24'1
Dining room	22'4 x 10'5
Sun room	18'6 x 13'5
Kitchen/breakfast room	24'6 x 22'6
Utility room	11'8 x 9'4
Pool room	31'3 x 24'2
Shower room	11'2 x 7'4
Storage	11'2 x 10'9
Garage	22'3 x 19'8

FIRST FLOOR

Landing	20'3 x 10'9
Primary bedroom	22'9 x 21'1
En-suite shower room	11'3 x 8'4
Dressing room	11'3 x 7'2
Bedroom two	25'3 x 18'3
En-suite bathroom	10'5 x 7'3
Bedroom three	15'2 x 10'6
En-suite bathroom	7'0 x 5'4
Bedroom four	14'7 x 12'9
En-suite shower room	8'3 x 6'8
Kitchen/family room/study	25'3 x 16'8

KEY FACTS

A substantial and modern family home
Set within the heart of St Andrew
Extensive reception space
Indoor pool with jets & spa
Beautiful, private lawned gardens
Double garage and parking

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Electric central heating (underfloor and rads)

APPLIANCES

3 Neff ovens
Neff microwave oven
Neff coffee maker
Dishwasher
Hotpoint American fridge freezer
Bosch washing machine
Indesit 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.

£2,500,000



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