

LA BOUVÉE DE HAUT



4

BEDROOMS

5

BATHROOMS

5,044

SQ FT

£2,500,000 LOCAL MARKET, ST. SAVIOUR

La Bouvée de Haut is a brand-new, generous property set in the peaceful parish of St Saviour, close to the picturesque walking lanes around the Reservoir. An exceptional home offering modern living in a rural setting. The light-filled accommodation is arranged over three floors. On the lower ground level, there is a spacious double garage, with steps leading up to the main entrance. The ground floor features a welcoming entrance hall with a cloakroom, a stunning fully fitted kitchen and family room with bi-fold doors opening out to the rear garden, a utility room, a separate dining room, a sitting room, and a generous double bedroom with an en-suite shower room. Upstairs, the first floor offers three further double bedrooms, each with its own en-suite. The primary suite also includes a private dressing room and a balcony that enjoys views across the property's own field. Externally, the home continues to impress. There is a large west-facing garden which is bordered by mature...



LIVINGROOM

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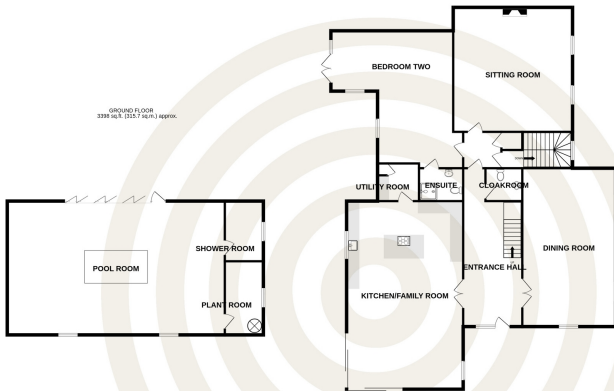




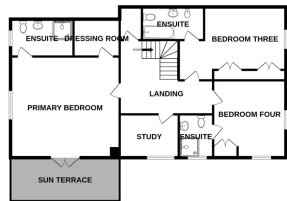
BASEMENT
405 sq.ft. (37.5 sq.m.) approx.



GROUND FLOOR
2398 sq.ft. (222.7 sq.m.) approx.



1ST FLOOR
1180 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA : 5044 sq.ft. (468.6 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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LOWER GROUND FLOOR

Garage 19'4 x 19'0

GROUND FLOOR

Entrance hall 27'2 x 10'2
 Cloakroom 6'4 x 5'8
 Dining room 27'2 x 16'0
 Kitchen/family room 32'4 x 20'0
 Utility room 6'6 x 6'6
 Sitting room 21'4 x 20'6
 Bedroom two 23'7 x 21'1
 En-suite shower room 7'7 x 5'5
 Pool Room 37'4 x 23'0
 Plant room 11'9 x 6'7
 Shower room 10'4 x 6'7

FIRST FLOOR

Primary bedroom 18'9 x 17'4
 En-suite shower room 10'11 x 6'5
 Dressing room 8'2 x 6'5
 Sun Terrace 18'9 x 7'5
 Bedroom three 16'0 x 13'4
 En-suite bathroom 10'8 x 5'8
 Bedroom four 13'3 x 12'6
 En-suite shower room 7'5 x 5'11

KEY FACTS

Beautiful, brand new modern home
 Situated in the rural parish of St Saviour
 Light filled, generous accommodation
 West-facing garden with indoor swim/spa
 Double garage and ample parking
 Agricultural field

SERVICES

Mains services

DRAINAGE

Cesspit - pump to main drain

HEATING

Electric underfloor heating
 Air Source for swim spa

APPLIANCES

2 Neff ovens
 Neff combi microwave oven
 Neff warming drawer
 Neff induction hob
 Neff extractor unit
 Capel fridge
 Neff dishwasher
 Hotpoint washing machine

INCLUSIONS

To include all carpets and fitted flooring, 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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