GRACELANDS



5
BEDROOMS

3
BATHROOMS

4,911
SQ FT

1.6
ACRES

£2,950,000 **TRINITY**

Discover this elegant five-bedroom, three-bathroom family residence, perfectly combining timeless character with spacious living. Situated in a desirable location, this substantial property is designed for both family comfort and entertaining. Inside, the home boasts multiple reception rooms, offering versatile spaces for relaxation, dining, and hosting. The interiors are filled with natural light, showcasing charming features throughout. The highlight of the home is the large primary bedroom suite, complete with its own private balcony that overlooks the beautiful, landscaped gardens — the perfect retreat at the end of the day. There are a further two double bedrooms on the first floor (one being en-suite) and a house bathroom. The top floor caters an additional two bedrooms, perfect for children or a dedicated office space. Externally, the extensive gardens provide plenty of space for children to play, outdoor dining, or simply enjoying the peace and privacy of this unique...

LIVINGROOM
The Channel Island Estate Agent




GRACELANDS


































































GROUND FLOOR

Utility Room	10'8 x 6'6
Kitchen	23'2 x 10'1
Conservatory	22'5 x 11'11
Dining Room	16'8 x 10'8
Snug Room	16'8 x 15'8
Living Room	24'4 x 16'8
Drawing Room	24'11 x 22'8
WC	5'3 x 4'4
Cloakroom	6'6 x 4'6

FIRST FLOOR

Bedroom 3	16'8 x 11'3
Bathroom	10'9 x 6'10
Bedroom 2	19'11 x 11'3
En-Suite 2	11'3 x 6'6
Primary Bedroom	22'8 x 18'1
En-Suite	11'8 x 11'7
Study	9'10 x 6'11

SECOND FLOOR

Loft Room	30'7 x 29'9
Bedroom 5	10'8 x 9'9
Bedroom 4	10'8 x 9'9

KEY FACTS

Extensive garden with room for a swimming pool and tennis court

Large primary suite with private balcony

Double garage plus ample parking

Five bedrooms, three bathrooms

Multiple reception rooms

Detached family home

Private gated entrance

SERVICES

Mains water

Mains drains

HEATING

Oil fired central heating with radiators

PARKING

Large double garage

Parking for four plus vehicles

EXTRA INFORM

Plenty of scope for further additions such as a tennis court and swimming pool

Opportunity to extend the property subject to planning

INCLUSIONS

As per inventory

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.

£2,950,000



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