

SANTA MAURA



6

BEDROOMS

4

BATHROOMS

3,983

SQ FT

4.4

ACRES

£2,850,000 OPEN MARKET, ST. SAVIOUR

This generous Victorian villa occupies a substantial plot of approximately 4.4 acres in the rural parish of St Saviour, just a short distance from Perelle Bay. The property offers versatile accommodation arranged over three floors. The ground floor comprises an entrance hall, large sitting room, study, kitchen/dining room, conservatory, rear hall, cloakroom, utility room, store room and snug. On the first floor, there is a primary bedroom with en-suite, two further double bedrooms and a family bathroom. The top floor enjoys superb views and provides two additional bedrooms with en-suites, along with a further bedroom six. Externally, the property benefits from two driveways providing parking for multiple vehicles, a substantial garage/workshop, and a private rear lawned garden. Beyond the garden lies a greenhouse and surrounding agricultural fields. A sizeable and impressive home, ideally suited to a large family. Viewing is highly recommended.



LIVINGROOM

The Channel Island Estate Agent

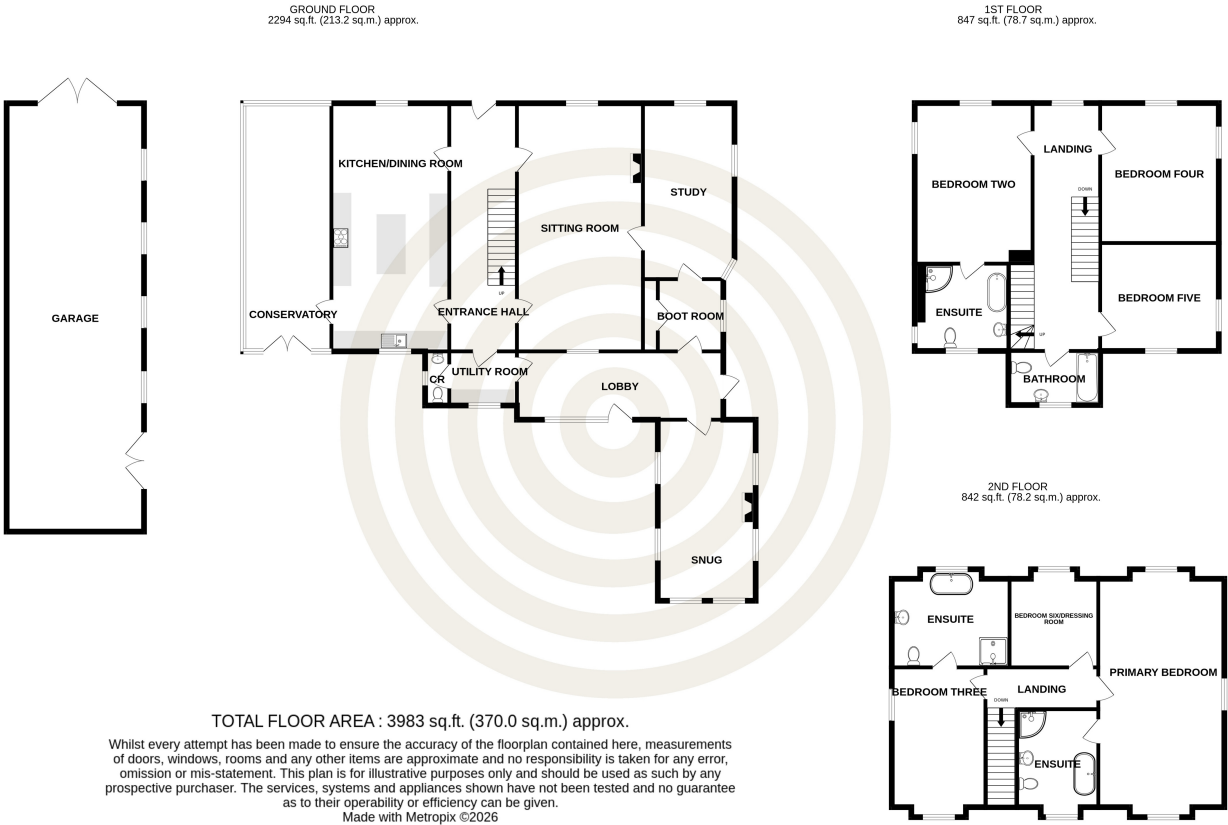












GROUND FLOOR

Entrance hall	25'7 x 7'0
Sitting room	25'7 x 13'0
Study	18'2 x 9'5
Kitchen/dining room	25'7 x 12'2
Conservatory	25'7 x 9'1
Rear lobby	21'3 x 7'1
Snug	18'8 x 10'1
Utility room	6'5 x 5'7
Cloakroom	5'7 x 2'6
Boot room	8'5 x 7'5
Garage	44'2 x 14'2

FIRST FLOOR

Landing	25'7 x 9'6
Bedroom two	16'7 x 12'5
En-suite bathroom	11'5 x 8'4
Bedroom four	14'5 x 12'3
Bedroom five	12'3 x 10'7
Family bathroom	9'6 x 5'7

SECOND FLOOR

Primary bedroom	25'7 x 13'0
En-suite bathroom	11'5 x 7'1
Bedroom three	14'9 x 7'9
En-suite bathroom	12'8 x 10'1
Bedroom six/dressing room	10'4 x 9'2

KEY FACTS

Generous Victorian Villa
Occupying 4.4 acres of land
Rural location
Versatile and spacious accommodation
Garage/workshop, greenhouse and agricultural field
Parking for multiple vehicles

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Oil fired central heating

APPLIANCES

Rangemaster oven and extractor unit
Hotpoint fridge freezer
Hotpoint dishwasher

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.

£2,850,000



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