

THE WOODSHED

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,700

SQ FT

£1,195,000 LOCAL MARKET, ST. PETER PORT

Tucked behind gates on the Western outskirts of St. Peter Port lies The Woodshed, an exquisite and progressive property that has been constructed to an exceptional standard. As the gates open, the parking area is revealed with space for multiple vehicles and lawned garden - bounded by mature hedging that leads your eye to the front door and Western terrace. Once in a while, you see a new-build space that represents progression - making living spaces more ergonomic, taking abundant natural light to new levels and applying a level of finish that would not look out of place in an International design magazine. The materials used have been carefully curated with blonde woods, pale polished plaster and porcelain finishes that sit alongside exposed brick walls - seamlessly linking the external and internal elevations, separated by high-quality glazing and inset atrium openings to take full advantage of light. Ground floor accommodation comprises entrance with hidden storage, stunning...



LIVINGROOM

The Channel Island Estate Agent





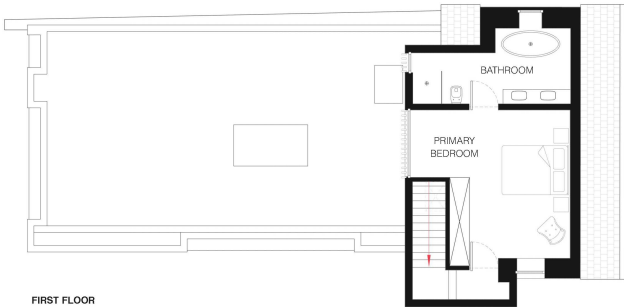








The Woodshed



FIRST FLOOR



GROUND FLOOR

PLANS

1:100 @ A3



SCALE BAR 1:100
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TOTAL FLOOR AREA : 1700 sq.ft. approx.



GROUND FLOOR

Entrance hall	13'9 x 5'3
Kitchen/dining room	19'8 x 18'8
Sitting room	15'9 x 13'5
Inner lobby	8'6 x 5'3
Utility room	10'5 x 5'5
Shower room	7'9 x 6'9
Bedroom two	14'9 x 11'1
Bedroom three	14'9 x 11'1

FIRST FLOOR

Primary bedroom	16'1 x 14'11
En-suite bathroom	16'1 x 7'7

KEY FACTS

An exquisite and progressive, modern property

Recently constructed to an exceptional standard

Located in the Western outskirts of St Peter Port

Carefully finished with blonde woods & pale polished plaster

Highly cost effective and energy efficient to run

Lawn and sunken patio with planted borders

Private, South facing courtyard

Parking for multiple vehicles behind secure, electric gates

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric underfloor heating

APPLIANCES

Neff double oven

Neff induction hob and extractor unit

Integrated Neff fridge and freezer

Integrated microwave

Integrated dishwasher

Insinkerator

Quooker hot tap

N.B.

Smart electrical system- remote operation of heating, alarms & lighting

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed. Furniture open to separate negotiation.

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.

£1,195,000

lap

Digimap Address Locator



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