



Hautes Espoires

Oatlands Lane, St Sampson's GY2 4FD

£815,000

LOCAL MARKET

SOLE AGENT

Bright and spacious family home situated in a quiet lane in a convenient location for schools and amenities.

The well proportioned accommodation provides good living spaces along with 4 bedrooms. Externally there is two parking areas providing ample spaces with a lawned fore garden in front of the cottage, a good sized garage and a smart south facing garden.

School catchment: Vale Primary and St Sampson's High

Key facts



- Detached family home
- Bright and spacious throughout
- Lawned south facing garden
- Ample parking and garage
- Convenient for schools and amenities

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GUERNSEY'S ESTATE AGENT





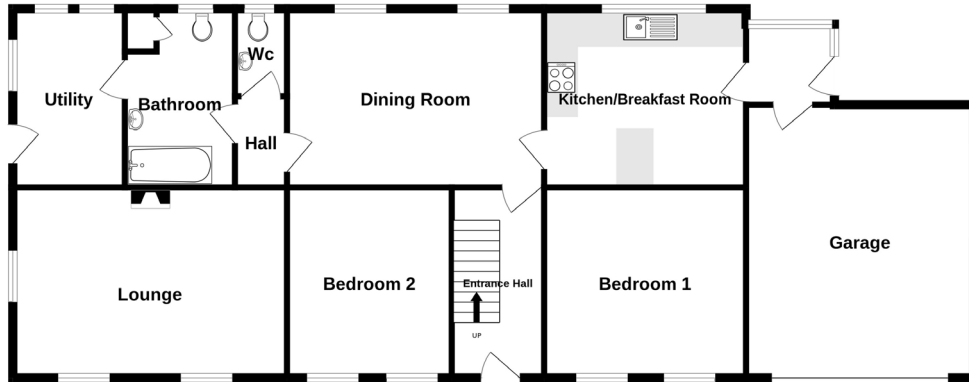




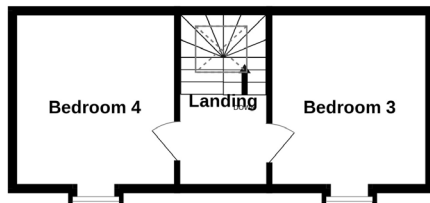


Floorplan

GROUND FLOOR



1ST FLOOR



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Hautes Espoires | £815,000

LOCAL MARKET | SOLE AGENT

Entrance hall

12' x 5'7 (3.7m x 1.7m)

Dining room

16'6 x 10'8 (5m x 3.3m)

Lounge

17'4 x 13'4 (5.3m x 4.1m)

Kitchen/Breakfast room

12'10 x 11'4 (4m x 3.5m)

APPLIANCES

- AEG oven
- AEG 4 ring hob and extractor fan
- AEG microwave/oven
- Integrated fridge/freezer
- AEG dishwasher

Porch

5'6 x 5'3 (1.7m x 1.6m)

Garage

18'9 x 14'7 (5.7m x 4.5m)

Bedroom 1

11'9 x 11'9 (3.6m x 3.6m)

Bedroom 2

11'9 x 10'7 (3.6m x 3.3m)

Inner hall

6'2 x 3' (1.9m x 0.9m)

Separate WC

4'10 x 3' (1.5m x 0.9m)

Bathroom

11'7 x 5'9 (3.6m x 1.8m)

Utility

11'7 x 7'3 (3.6m x 2.2m)

APPLIANCES

- Washing machine
- Candy tumble dryer

FIRST FLOOR

Landing

6'10 x 5'5 (2.1m x 1.7m)

Bedroom 3

11'8 x 10'2 (3.6m x 3.1m)

Bedroom 4

11'4 x 10' (3.5m x 3.1m)

EXTERIOR

The property is approached off the lane over a tarmac drive providing ample parking, a lawned fore garden spans the front of the cottage and a further parking area.

There is access down the side of the house to the south facing lawned garden enclosed by timber fencing.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity, water and drainage, oil fired heating, uPVC double glazing.

Finding the property: Turn left out of Oatlands Village and left into Oatlands Lane, after the access to the (temporary) GROW Ltd site, Hautes Espoires is the 4th house on the right.

Perry's ref: 10 B2

what3words: snails.evolved.cricket

TRP: 201

CONTACT OUR LOCAL MARKET TEAM



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