



SOLE  
AGENT

## Les Repas

Les Grandes Rocques | Castel | GY57FX

This stunning family home was built only four years ago and boasts impressive living space complimented by large bedrooms. Les Repas is located in a highly desirable west coast location with the Grande Rocques beach almost on your doorstep. Accommodation comprises a stunning open-plan living space incorporating a large kitchen, lounge and dining area, a snug, four double bedrooms with the master benefitting from a walk-in dressing area and five-piece en-suite, a bathroom, a shower room, a utility room and a study/office area. To the rear of the property is a low-maintenance garden, predominantly laid to lawn with a small patio area. There is also power in place for a hot-tub. The front driveway can facilitate a number of vehicles with parking made easier owing to "in and out" access. While the garage door is in place for aesthetic reasons, it does open to provide an excellent store room and is ideal for bicycles, surfboards and garden paraphernalia. This wonderful home must be viewed internally to be fully appreciated.

**£1,295,000**

ESTATE AGENTS & PROPERTY MANAGERS

4 BEDROOMS

3 BATHROOMS

2 RECEPTIONS

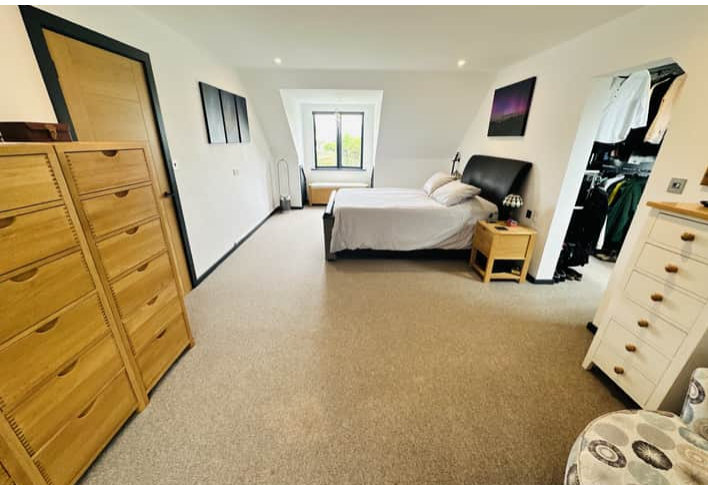
Shields  
& Rutland

OPENING DOORS SINCE 1993

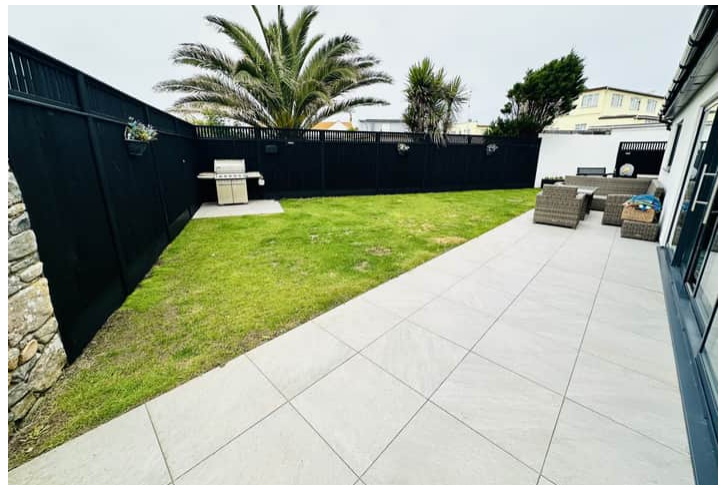
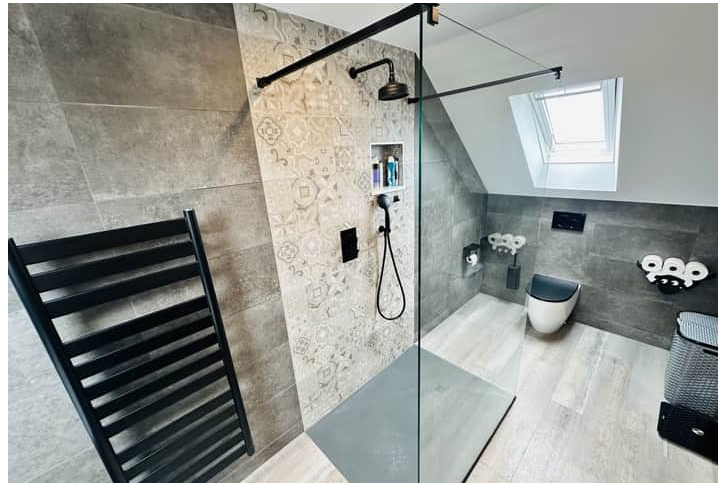
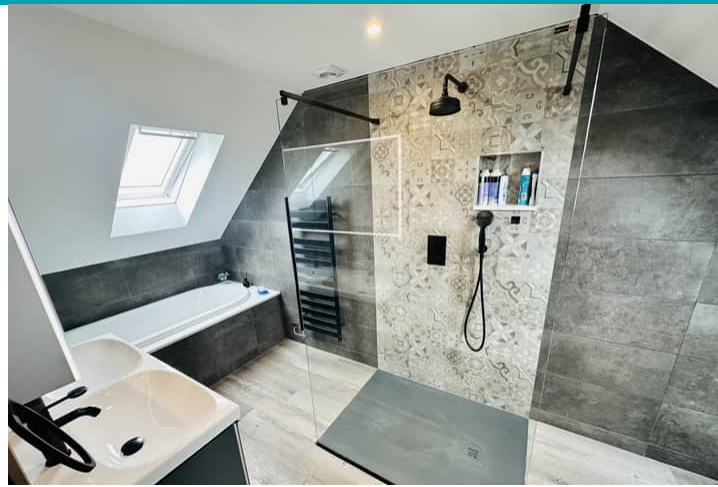
# PHOTOS



# PHOTOS



PHOTOS



# SPECIFICATIONS



## Entrance Hall

4.66m x 2.85m (15' 3" x 9' 4")

## Kitchen / Diner

10.9m x 4.62m (35' 9" x 15' 2")

## Living Room

4.90m x 4.14m (16' 1" x 13' 7")

## Utility Room

3.69m x 2.28m (12' 1" x 7' 6")

## Snug

3.66m x 5.28m (12' 0" x 17' 4")

## Bedroom 4

3.73m x 2.80m (12' 3" x 9' 2")

## Shower Room

2.60m x 1.83m (8' 6" x 6' 0")

## Landing/Study Area

3.43m x 3.2m (11' 3" x 10' 6")

## Bedroom 1

8.03m x 3.68m (26' 4" x 12' 1")

## Walk-in wardrobe

4.65m x 1.70m (15' 3" x 5' 7")

## En-suite Bathroom

4.60m x 1.93m (15' 1" x 6' 4")

## Bedroom 2

4.14m x 3.96m (13' 7" x 13' 0")

## Bedroom 3

4.00m x 3.56m (13' 1" x 11' 8")

## Bathroom

3.18m x 2.16m (10' 5" x 7' 1")

## Garden

To the rear of the property is a low-maintenance garden, predominantly laid to lawn with a small patio area. There is also power in place for a hot-tub.

## Parking

The front driveway can facilitate a number of vehicles with parking made easier owing to "in and out" access. While the garage door is in place for aesthetic reasons, it does open to provide an excellent store room and is ideal for bicycles, surfboards and garden paraphernalia.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Desirable west coast location
- Modern and spacious
- Low maintenance

## SERVICES

Mains drain, water and electricity. Underfloor heating throughout the ground floor and to master bedroom en-suite and wardrobe. Electric heating.

## APPLIANCES INCLUDED

Neff oven

Neff combination oven/microwave

Two integrated fridge/freezers

Dishwasher

Hob and extractor fan

Samsung washing machine

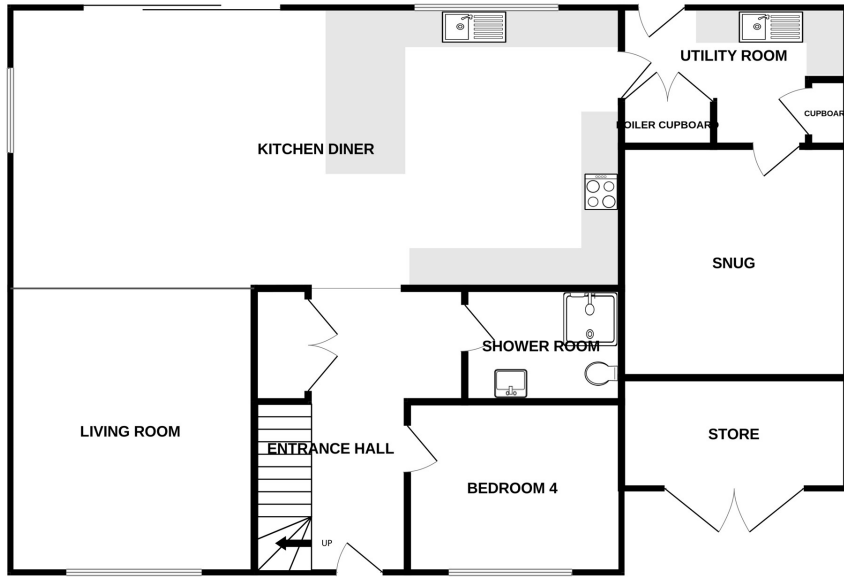
Hisense tumble dryer

## SCHOOL CATCHMENT

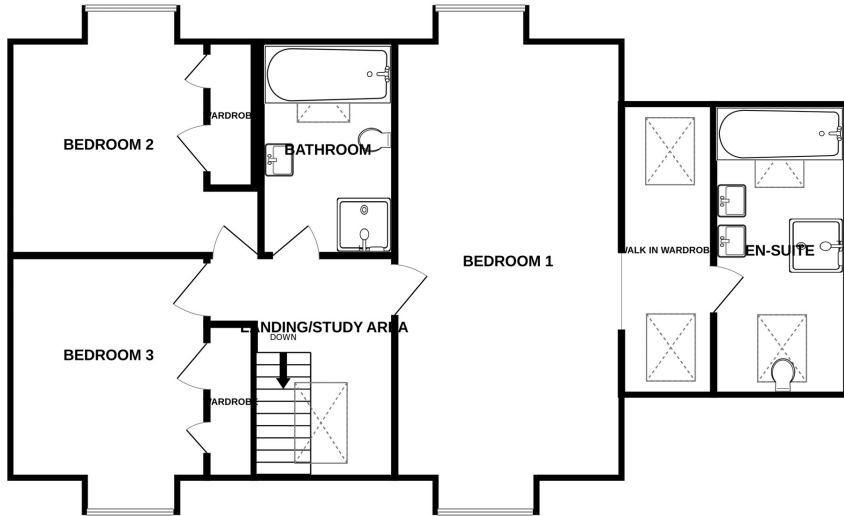
- La Mare De Cartaret Primary School

- St Sampson's High School

GROUND FLOOR



1ST FLOOR



LES REPAS

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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