



# Maison Fresnaye

Rue De La Bonne Fleur, Maison Fresnaye, St Andrew's, Guernsey, GY6 8TS

£1,395,000

LOCAL MARKET

Detached, executive-style family home | Situated in a desirable clos near St Peter Port and St Andrew  
Convenient location with easy access to Town and amenities | Four bedrooms, four bathrooms  
Double garage and ample parking | Enclosed garden with heated swimming pool



**swoffers**



[sales@swoffers.co.uk](mailto:sales@swoffers.co.uk)

01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

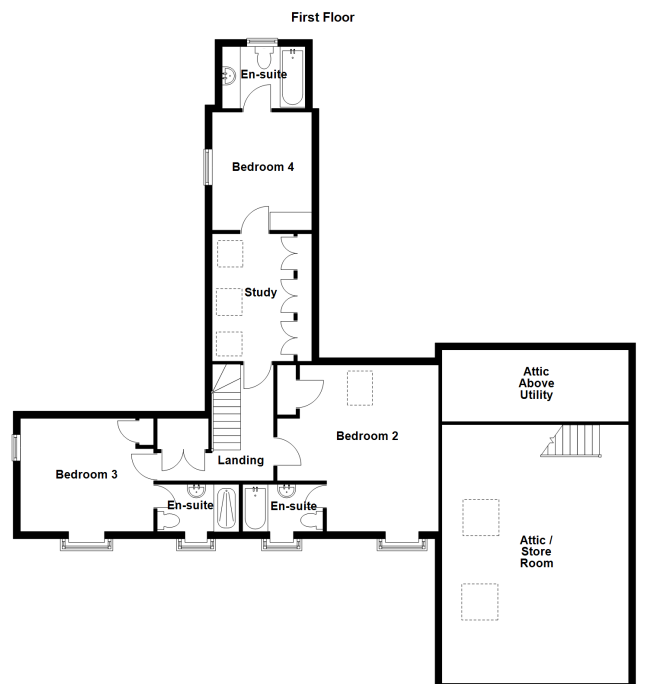
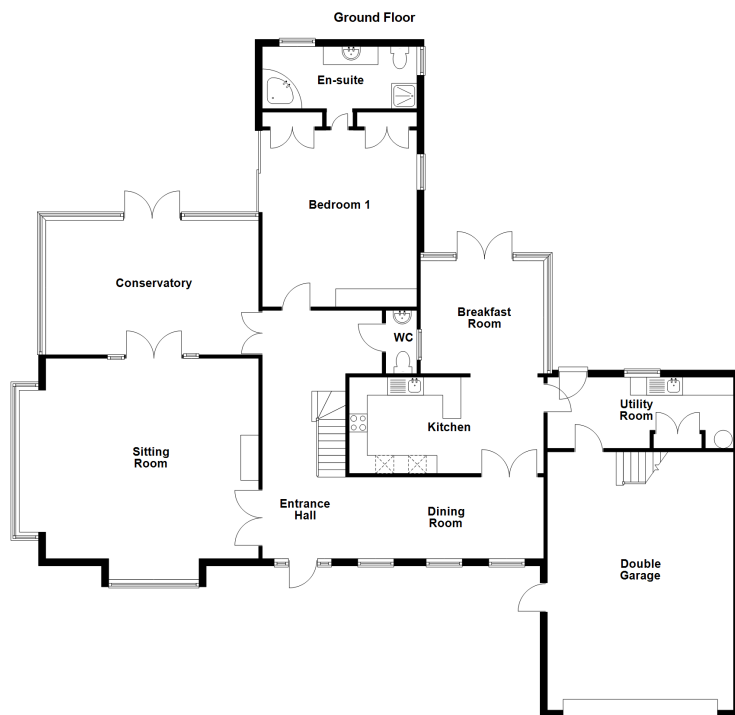
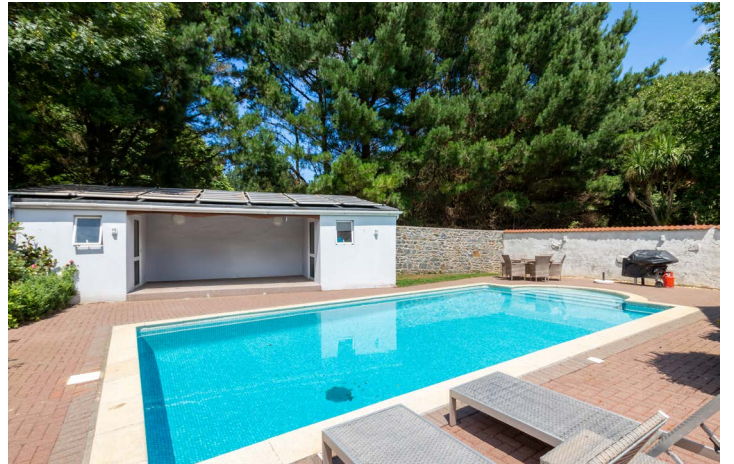












## About Maison Fresnaye

Located in a prestigious development on the edge of St. Peter Port and St. Andrew, this spacious, modern family home offers refined living just five minutes from Town. The upgraded interior features a large sitting room, conservatory, dining room, and a contemporary kitchen that opens into a glazed breakfast area. The ground floor also includes a utility room, cloakroom, and a main bedroom suite with en suite bath and shower room. Upstairs, there are three generous bedroom suites and a versatile study or dressing room, with additional storage above the double garage. Externally, the enclosed gardens boast both lawn and paved spaces, two garden stores, a heated swimming pool, and parking for multiple vehicles.

### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Entrance Hall

28'3" x 6'2" x 12'2" (8.6m x 1.88m x 3.7m)

Understairs storage cupboard.

##### Dining Area

27'5" x 11'5" (8.36m x 3.48m)

A lovely sunny aspect over the front.

##### Lounge

22' x 20'10" max (6.7m x 6.35m max)

A lovely bright room with large windows and plenty of natural light. Integrated fireplace. Double doors opening into the conservatory.

##### Conservatory

20'3" x 3.81 (6.17m x 3.81)

Large double doors leading out onto the garden.

##### Kitchen

17'11" x 10'5" (5.46m x 3.18m)

Fitted with a range of wall and base units and a wraparound breakfast bar.

##### Dining Room

10'4" x 9'10" (3.15m x 3m)

Double doors giving access to the garden.

##### Utility Room

15'11" x 6'11" (4.85m x 2.1m)

Fitted with a range of wall and base units. Oil fired boiler. Door to...

##### Garage

20'5" x 16'1" (6.22m x 4.9m)

Electric up-and-over door.

Aquaboost system for the water.

Wooden steps leading up to the loft storage which is boarded and has a Velux window.

##### Cloakroom

8'4" x 3'10" (2.54m x 1.17m)

Fitted with a two piece suite of wash hand basin with storage below and W.C.

##### Bedroom 1

17'7" x 15'11" (5.36m x 4.85m)

Bespoke built-in wardrobes. A lovely bright dual aspect room. Sliding doors giving access onto the garden.

Kitchenette fitted with a base and wall unit incorporating sink. freestanding Indesit fridge/freezer, Hotpoint washing machine, Sia microwave

##### Ensuite Bathroom

15'11" x 7'5" (4.85m x 2.26m)

Four piece suite of bath, shower, wash hand basin with storage below and W.C. Dual aspect.

#### FIRST FLOOR

##### Landing

12'9" (3.88) & 4' (1.21) x 13'6" (4.125) & 3'5" (1.03) L-shaped

Built-in storage housing the water tank. Eaves storage.

##### Bedroom 2

16'4" x 11'7" (4.98m x 3.53m)

Bespoke built-in eaves storage.

##### Ensuite Shower Room

8'9" x 8'8" (2.67m x 2.64m)

Three piece suite of shower, his-and-hers wash hand basin with storage below and W.C.

##### Bedroom 3

Divided into two sections...

##### Snug / Dressing Area

8'1" x 13'5" (2.46m x 4.1m)

Built-in cupboards.

##### Bedroom Area

10' x 8'1" (3.05m x 2.46m)

Built-in cupboards and eaves storage.

##### Ensuite Bathroom

7'2" x 5'11" (2.18m x 1.8m)

Three piece suite of bath with shower over, wash hand basin with storage below and W.C.

##### Bedroom 4

16'6" x 11'10" (5.03m x 3.6m)

Bespoke built-in wardrobes.

##### Ensuite Bathroom

8'10" x 8'1" (2.7m x 2.46m)

Three piece suite of bath with shower over, wash hand basin with storage below and W.C.

#### OUTSIDE

##### Front

Where there is a pretty garden and a driveway providing parking for four cars.

##### Rear

A lovely private and sunny paved area with a solar heated swimming pool.

##### Sides

Off of the dining space is an area laid to patio and which is secure for dogs. To the other side is a door giving side access back around to the front of the property.

##### Block Built Building

Housing the pump room at one end, a veranda and to the other end a storeroom

#### Appliances

Integrated Bosch double oven, Kuppertsbusch hob, Elica extractor fan, integrated Hotpoint dishwasher, freestanding Hotpoint washing machine, freestanding Hotpoint tumble dryer, integrated Hisense fridge, freestanding Indesit fridge/freezer, Hotpoint washing machine, Sia microwave.

TRP: 461

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Oil fired central heating. Electric underfloor heating in kitchen and conservatory.

Construction: Cavity. uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.

Service charge: £25 per month.

Price excludes: Fridge in the kitchen.

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