



Les Aubrets

Les Aubrets, St. Martin, Guernsey, Channel Islands, GY4 6EX

£2,250,000 Local Market



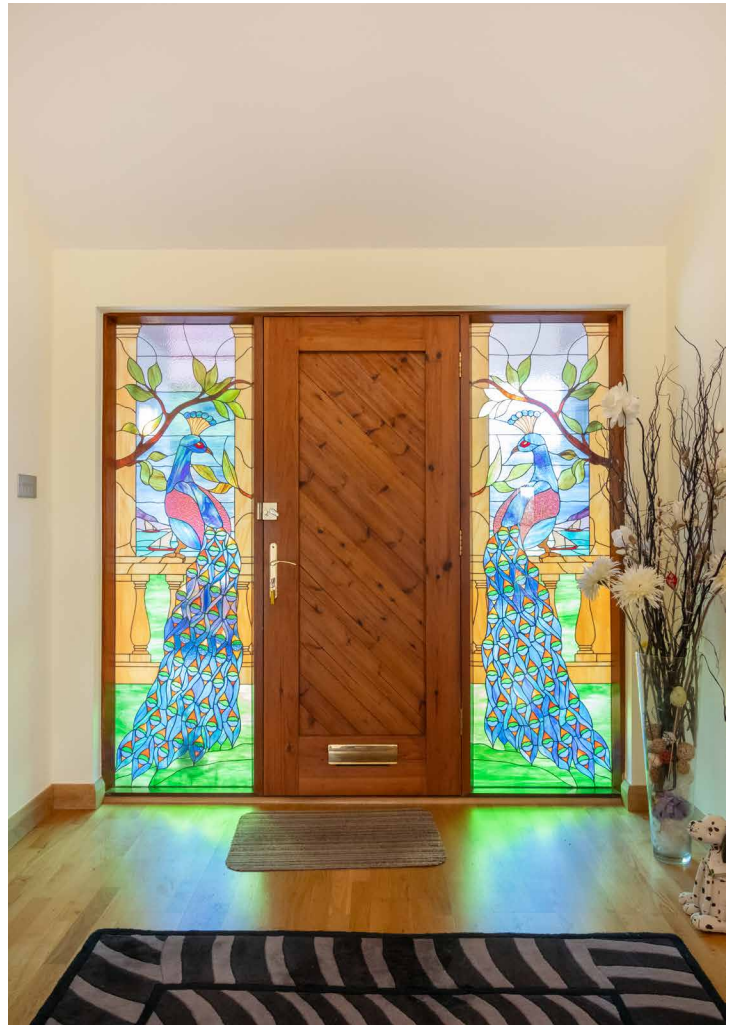
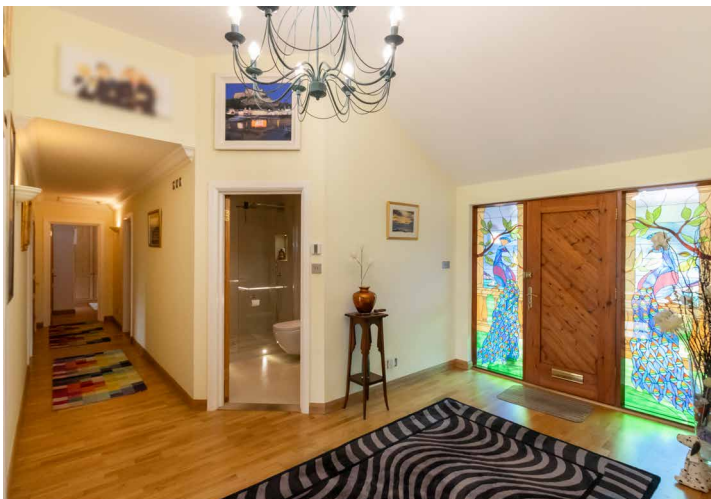
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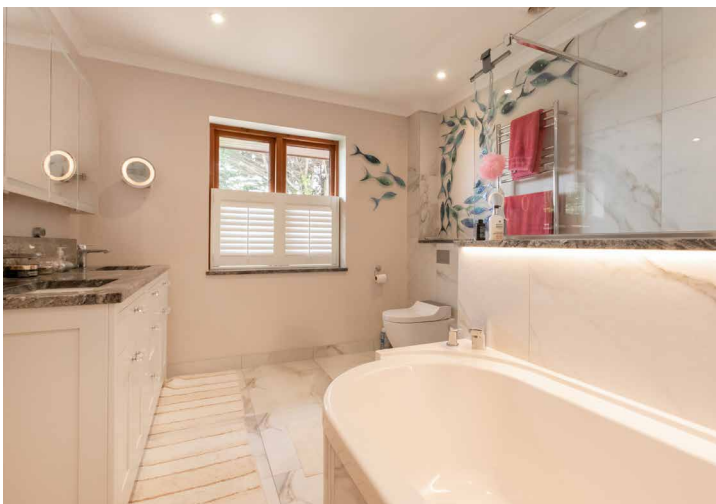
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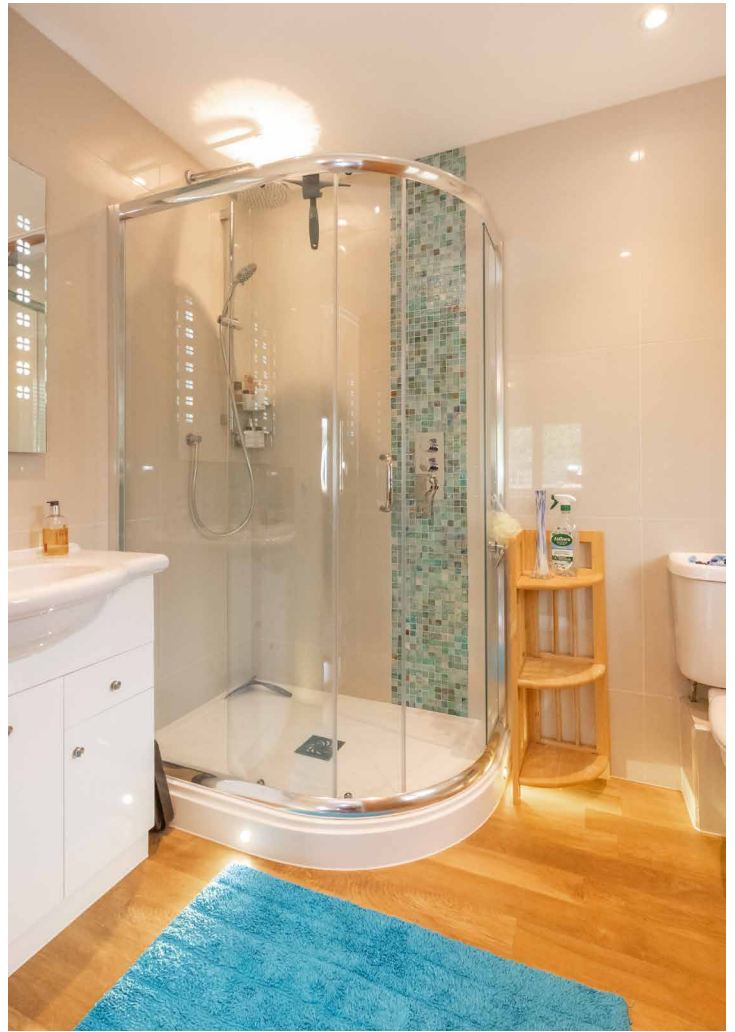


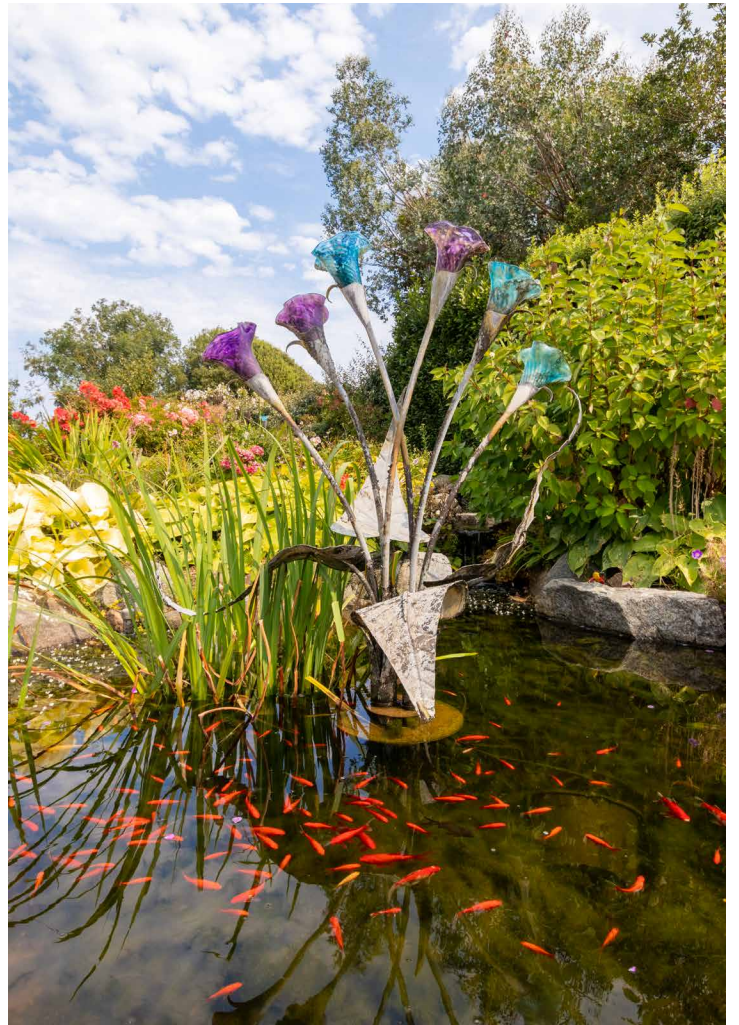


Superb detached bungalow
Highly desirable location in St Martin's
Short stroll to pubs, restaurants & cliffs
Light filled kitchen/dining room
Four bath/shower rooms
Wonderful sunny alfresco terraces
Delightful enclosed garden and swimming pool
Separate field, double garage & detached garage



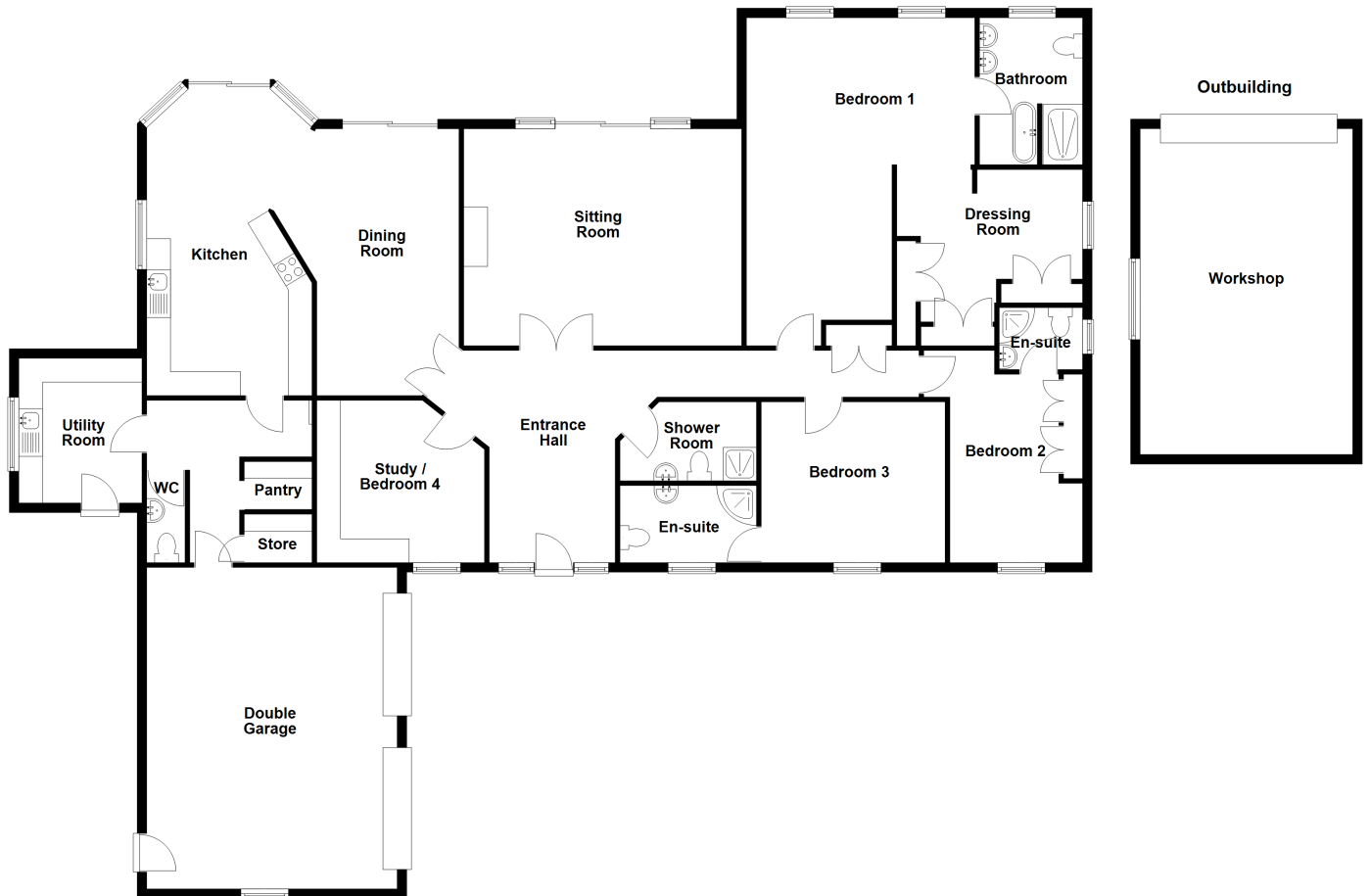








Ground Floor



About Les Aubrets

This impressive detached bungalow sits in an enviable location in St Martin's just a short stroll from popular pubs and restaurants and within easy reach of some of the most spectacular cliff walks on the island. 'Les Aubrets' features well proportioned accommodation at the heart of which is a beautiful kitchen/dining area opening onto a sunny terrace. The sitting room with working fire completes the reception highlights. The master bedroom is a wonderful space offering a large four piece ensuite shower room and spacious ensuite dressing room, the three other bedrooms are all complimented by bath/shower rooms. Outside are wonderfully private sunny gardens and patio areas along with a swimming pool, double garage, detached workshop and field. A fantastic family home or down-size for those seeking single level accommodation in a highly desirable location.

ACCOMMODATION COMPRISING

Entrance Hall

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

Shower Room

9'1" x 5'2" (2.77m x 1.57m)

Bedroom 4 / Study

12'3" x 11'7" (3.73m x 3.53m)

Dining Room

21'2" x 12' (6.45m x 3.66m)

Kitchen / Breakfast Room

25'5" max x 12'11" (7.75m max x 3.94m)

Fitted with a range of light grey wall and base units with Corian work surfaces above incorporating 1½ bowl sink and drainer.

Rear Hallway

12'9" (3.885) max x 2'11" (0.899) min x 11'4" (3.461) & 3'3" (0.978) min
) .751m opening to...

Larder

6'7" x 5'3" (2m x 1.6m)

Separate WC

7'3" x 2'11" (2.2m x 0.9m)

Utility Room

9'9" x 8'3" (2.97m x 2.51m)

Fitted with a range of white wall and base units with laminate work surfaces over incorporating single bowl sink.

Sitting Room

17'10" x 16'5" (5.44m x 5m)

Bedroom 1

21'10" x 14'6" (6.65m x 4.42m)

Ensuite Dressing Room

14'2" max x 8'11" (4.32m max x 2.72m)

Ensuite Bathroom

12'3" x 9'5" (3.73m x 2.87m)

Bedroom 3

12'8" x 11'10" (3.86m x 3.6m)

Ensuite Shower Room

9'2" x 5'6" (2.8m x 1.68m)

Bedroom 2

16'2" max x 11'2" (4.93m max x 3.4m)

Ensuite Shower Room

7'10" x 5'10" (2.4m x 1.78m)

OUTSIDE

Front

The property is approached through electric gates over a brick paved driveway. There is a fore garden laid to lawn with steps leading up to a sunny decked terrace. The brick paved driveway extends around to the garage with an additional gravelled driveway leading up to a separate detached garage. Directly in front of the property across the road is an agricultural field which is owned by the property.

Double Garage

22'10" x 17'6" (6.96m x 5.33m)

Two electric up-and-over doors.

Rear

Where there is a delightful private garden laid to lawn with mature trees and shrubs. steps lead from this area to a large patio incorporating a pond and a domestic shed, the pathway leads from this area to the pool which also features a large flagstone patio.

Appliances

Neff four ring hob, extractor fan, Neff American style fridge/freezer, Neff dishwasher, Neff oven, Neff grill and Neff plate warmer, Hotpoint washing machine, Hotpoint tumble dryer, Hotpoint freezer.

TRP: 492

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Oil fired central heating.

Construction: Timber frame cavity. Wooden double glazed windows.

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



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