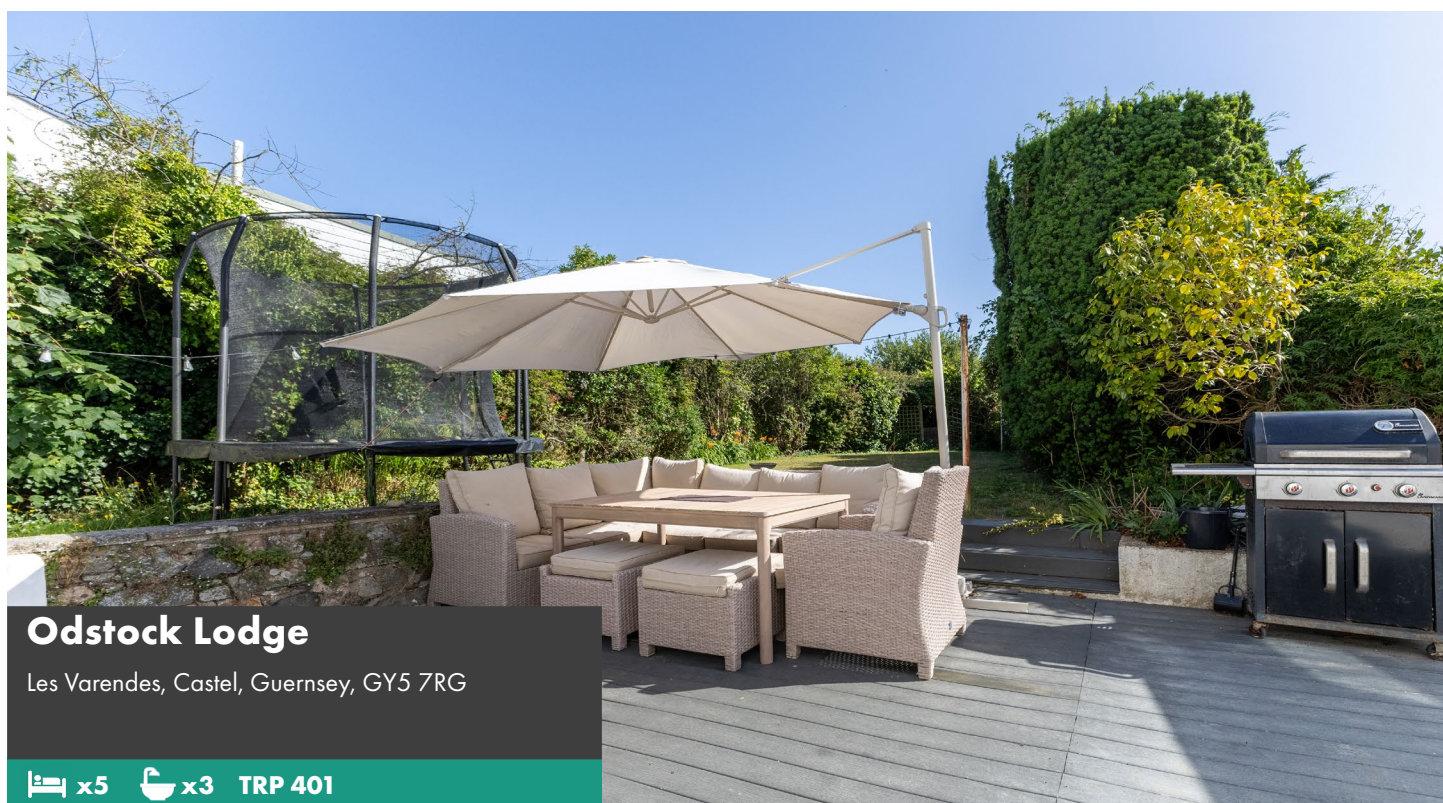


**SOLE
AGENT**



Odstock Lodge

Les Varendes, Castel, Guernsey, GY5 7RG

 x5  x3 TRP 401

- Superb five bedroom detached Victorian home
- Master bedroom ensuite
- One bedroom detached annexe
- Ideal for multi-generational living
- Fantastic spacious reception rooms
- Garden and plenty of parking

£1,195,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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







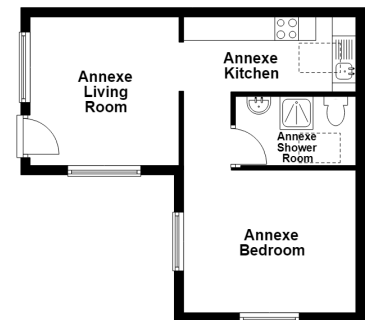
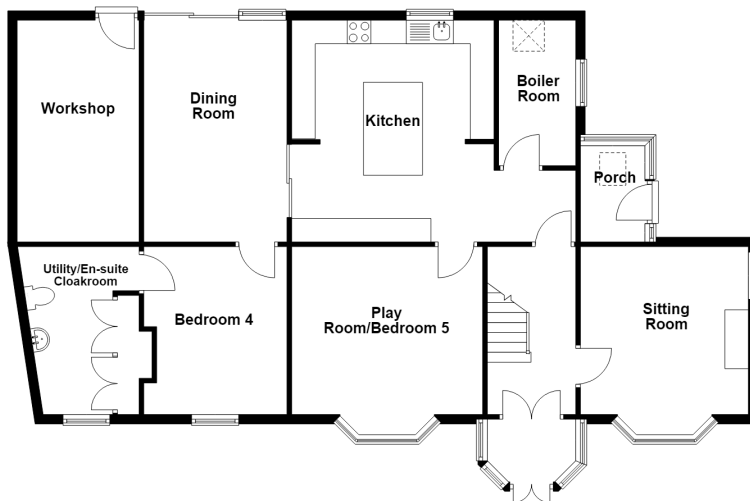


ANNEXE

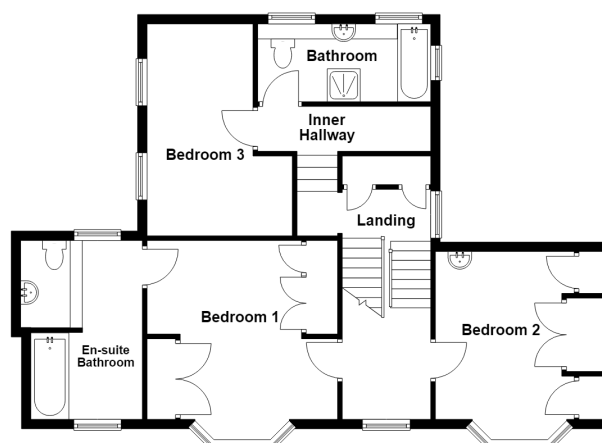




Ground Floor



First Floor



About Odstock Lodge

A superb five bedroom Victorian house in a central location within easy reach of local amenities and a short commute from Town, the property benefits from exceptional versatile reception space at the heart of which is a stunning kitchen/dining room complimented by a formal dining room, family room and a lovely lounge with working fireplace, a ground floor bedroom and ensuite utility/W.C. complete the ground floor highlights. Upstairs are three large double bedrooms with a master bedroom ensuite and a four piece family bathroom. The property also has the benefit of a detached one bedroom wing ideal for dependant relatives or to gain additional income. There is plenty of parking and a charming enclosed garden. Although in need of some work to achieve its full potential, this has the potential to be an exceptional family home.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

8'9" x 5'11" (2.67m x 1.8m)

Entrance Hall

15'8" x 7'4" (4.78m x 2.24m)

Boiler Room

8'7" x 3'11" (2.62m x 1.2m)

Sitting Room

16'11" (5.154) max to bay window x 15' (4.563)

Kitchen / Breakfast Room

8'2" (2.5) x 6'4" (1.93) x 17'3" (5.268) x 16'3" (4.946)

Stylishly fitted with a range of light grey wall and base units with Global Quartz work surfaces over incorporating a Belfast sink and drainer. Superb center island, perfect for family dining or entertaining. 1.57m opening to...

Dining Room

13'10" x 11'8" (4.22m x 3.56m)

Rear Porch

7'2" x 4' (2.18m x 1.22m)

Bedroom 4

13'4" x 11' (4.06m x 3.35m)

Utility Room

14'1" (4.291) max x 8'7" (2.622) max
Fitted with a wash hand basin and W.C.

Family Room

17' x 15'4" max (5.18m x 4.67m max)

FIRST FLOOR

Half Landing

11'2" x 4'10" (3.4m x 1.47m)

Rear Landing

11'6" x 2'11" (3.5m x 0.9m)

Bathroom

11'7" x 6'9" (3.53m x 2.06m)

Bedroom 3

17'1" x 11'10" (5.2m x 3.6m)

Front Landing

12'9" x 7'4" (3.89m x 2.24m)

Bedroom 2

17' x 13'1" (5.18m x 4m)

Bedroom 1

16'10" (5.119) to bay window x 13'10" (4.205)

Ensuite Bathroom

13'4" x 10'8" (4.06m x 3.25m)

ANNEXE

Sitting Room

14'3" x 12'2" (4.34m x 3.7m)

Dual aspect.

Kitchen

11'1" x 3'10" (3.38m x 1.17m)

Fitted with a range of wall and base units.

Shower Room

8'1" x 3'9" (2.46m x 1.14m)

Fitted with a three piece suite of shower, wash hand basin with storage below and W.C.

Bedroom

11'8" x 11'3" (3.56m x 3.43m)

Dual aspect room.

OUTSIDE

Front

The property is approached over a footpath. There is a fore garden laid to gravel.

Side

Where the driveway extends to the side of the property where there is parking for numerous cars. From the driveway a gate leads through to the...

Rear

Where there is a raised decked terrace and an attached storeroom. From the raised decked area steps lead up to the garden which is laid to lawn bounded by hedgerow and granite wall. To the rear of the garden a covered walkway leads to another small enclosed garden with a wooden shed.

Storeroom

14'2" x 11'3" (4.32m x 3.43m)

Appliances

Leisure Cook Master gas oven and hob, stainless steel extractor, Indesit dishwasher, fridge/freezer. Annex: Integrated Bosch electric oven, Bosch induction hob.

TRP: 401

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Oil fired central heating (new oil boiler to be installed). Electric underfloor heating in kitchen and sunroom. Gas hob.

Construction: Granite. uPVC double glazed windows.

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



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.