

ROXTON

La Rue Du Hamel, Castel, Guernsey, GY5 7QJ

£2,700,000

Open Market



swoffers



sales@swoffers.co.uk

01481 711766

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



Detached home in quiet location

Newly fitted kitchen, utility and shower room

Elevated position with wonderful sea views

Opportunity to finish to personal taste

Walking distance to west coast beaches

Large garden including neighbouring field

Three double bedrooms

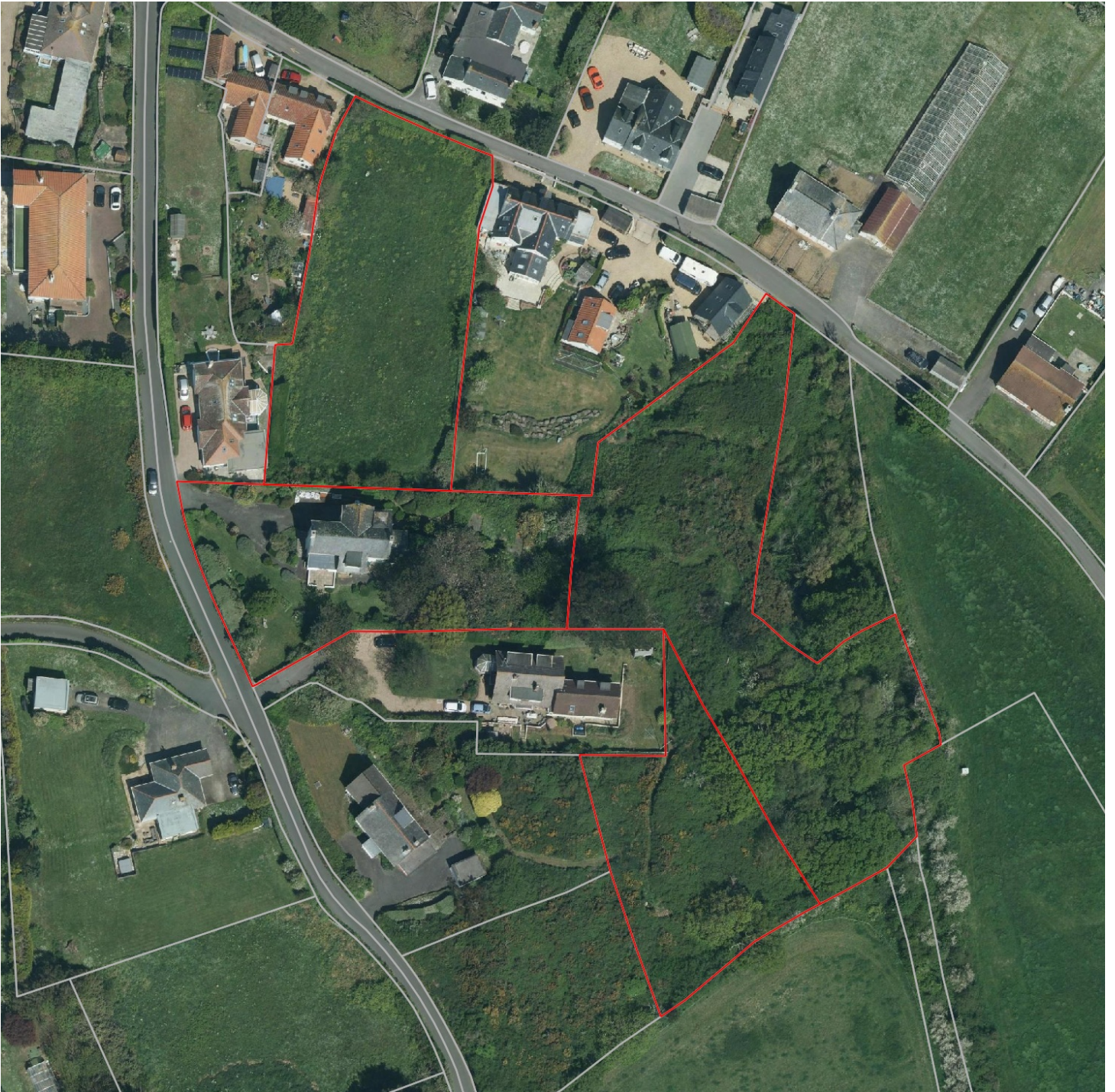
Plenty of parking and single garage

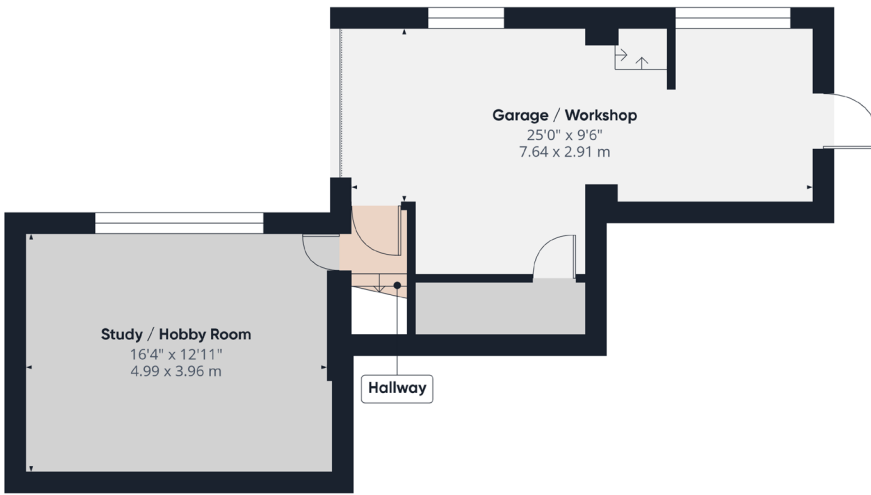




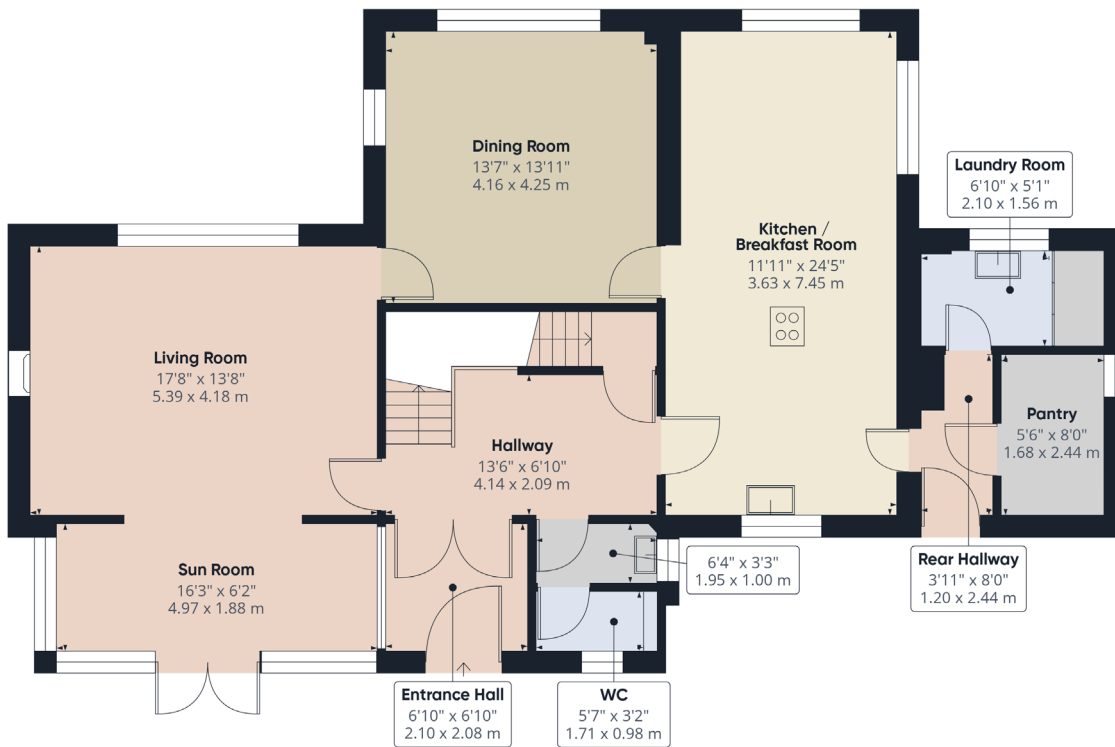




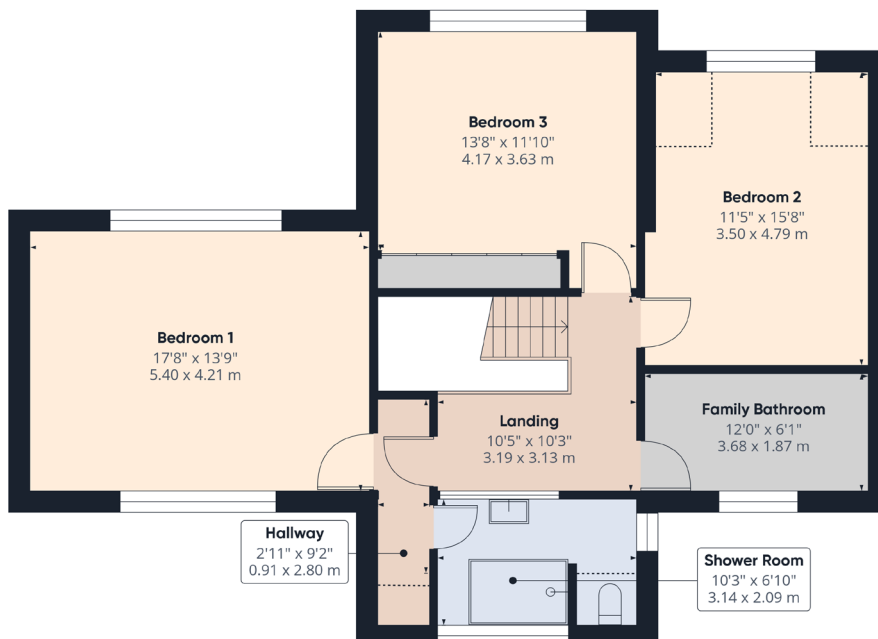




Ground Floor



First Floor



Second Floor

About Roxton

'Roxton' is detached home situated in an elevated position in a quiet lane within short walking distance of one of the Islands most popular West Coast beaches, Vazon bay. This well-proportioned home has recently been upgraded and modernised, including a brand new kitchen, utility room and shower room and gives the new owner the opportunity to finish the remaining rooms to taste. The accommodation offers a sitting room, sun room, dining room, kitchen/breakfast room, utility room, pantry and separate WC on the ground floor, while the second floor offers three double bedrooms including an ensuite shower room to the main bedroom and a family bathroom. In addition, there is a good sized garage with workshop area plus study and hobbies room. The stunning coastal views are a real highlight of this property, and impressively these views can be enjoyed from all of the principal rooms. Externally, there is a lawned garden which also benefits from the same attractive views, a separate area of wilderness and neighbouring field. The offering in total extends to over 2 acres.

ACCOMMODATION COMPRISING

GROUND FLOOR

Study / Hobby Room

16'4" x 13' (4.98m x 3.96m)

Garage / Workshop

25'1" x 9'7" (7.65m x 2.92m)

FIRST FLOOR

Entrance Hall

6'11" x 6'10" (2.1m x 2.08m)

Hallway

13'7" x 6'10" (4.14m x 2.08m)

WC

5'7" x 3'3" (1.7m x 1m)

Kitchen / Breakfast Room

11'11" x 24'5" (3.63m x 7.44m)

Fitted with a brand new kitchen featuring white wooden wall and base units with a marble style work surface over incorporating an acrylic sink and drainer.

Rear Hallway

3'11" x 8' (1.2m x 2.44m)

Laundry Room

6'11" x 5'1" (2.1m x 1.55m)

Fitted with base units with worksurface over and sink, washing machine and tumble drier.

Pantry

5'6" x 8' (1.68m x 2.44m)

Newly fitted with storage cupboards and work surface. Housing drinks fridge.

Dining Room

13'8" x 13'11" (4.17m x 4.24m)

Living Room

17'8" x 13'9" (5.38m x 4.2m)

Sun Room

16'4" x 6'2" (4.98m x 1.88m)

SECOND FLOOR

Landing

10'6" x 10'3" (3.2m x 3.12m)

Bedroom 3

13'8" x 11'11" (4.17m x 3.63m)

Bedroom 2

11'6" x 15'9" (3.5m x 4.8m)

Family Bathroom

12'1" x 6'2" (3.68m x 1.88m)

Note this room is an empty shell ready for a new four piece suite to be installed. CGI drawings are available to show the potential new layout.

Bedroom 1

17'9" x 13'10" (5.4m x 4.22m)

Hallway

3' x 9'2" (0.91m x 2.8m)

Shower Room

10'4" x 6'10" (3.15m x 2.08m)

Featuring a newly fitted shower room suite including large walk-in shower, wash hand basin and low level flush WC.

Appliances

Neff appliances including; double oven, induction hob and extractor and integrated dishwashers. Integrated AEG full length fridge and freezer. Miele washing machine and Miele tumble drier. Hoover drinks fridge.

OUTSIDE

Front

A tarmac drive leads from the lane to the single garage and parking area for several vehicles. A pathway leads around the western side of the property. Steps lead up to a pathway giving access to the front door.

Rear

To the rear is a lawned garden offering wonderful coastal views. This area is planted with mature trees and shrubs. To the far end of the garden is an area of wilderness extending approximately one acre. In addition, the property owns a neighbouring agricultural field accessed via a small lane. In total the offering is over two acres.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Oil fired central heating. Part electric under floor heating.

Construction: uPVC double glazed windows.

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

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