



Otterington

Guernsey | Open Market



Otterington

Rue Cauchee, St. Martins, GY4 6PG

£3,375,000

Open Market

Otterington is a large spacious and stylish home. It is conveniently located within walking distance village of St Martins village and only a short drive from St Peter Port. It has been upgraded by the current owners and offers spacious and versatile accommodation in the main house including a cinema room, spa room as well as an excellent annexe providing staff or visitor accommodation and garaging for 3. The gardens are mature and offer complete privacy.





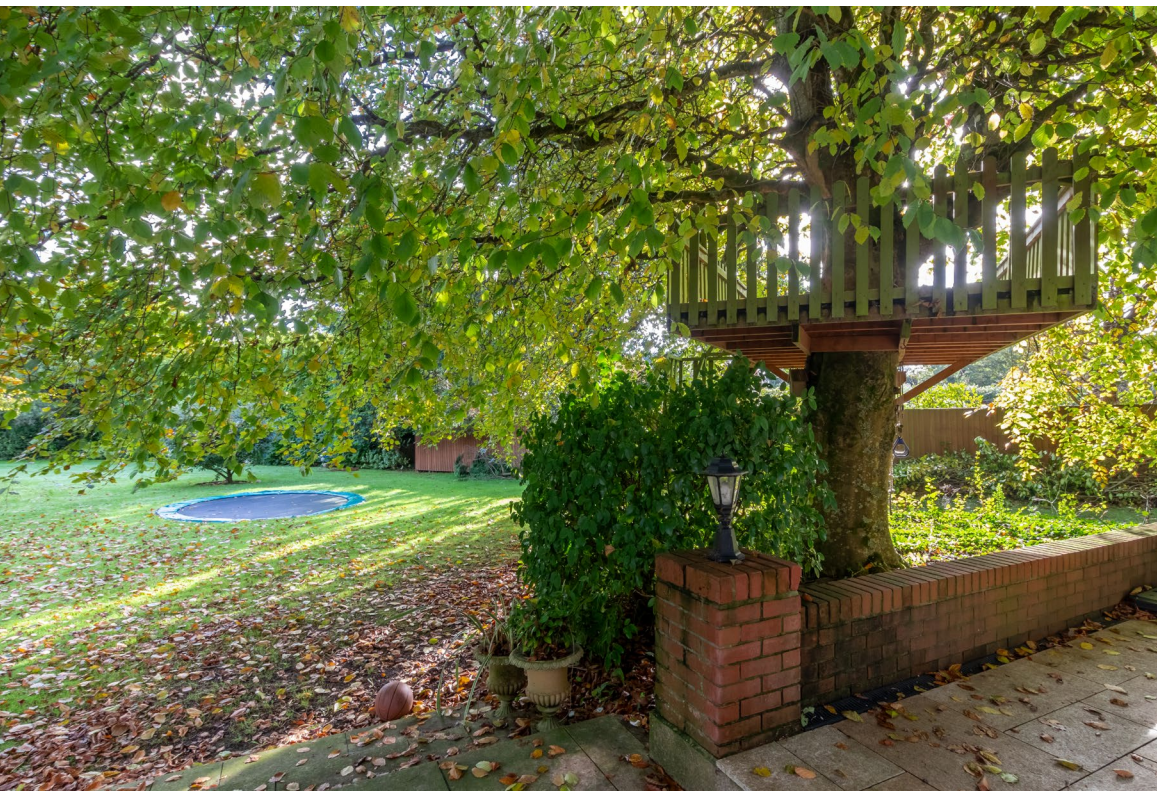






Guest Annexe







Spacious well presented home

Five bedrooms and four bathrooms

Separate guest/staff annexe

Four reception rooms

New stylish and practical kitchen

Health suite

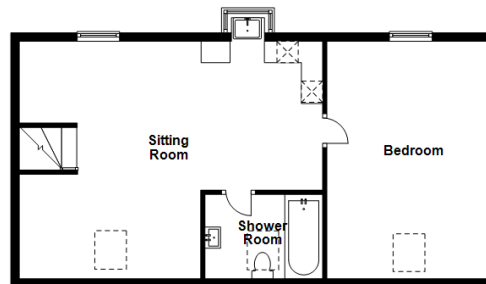
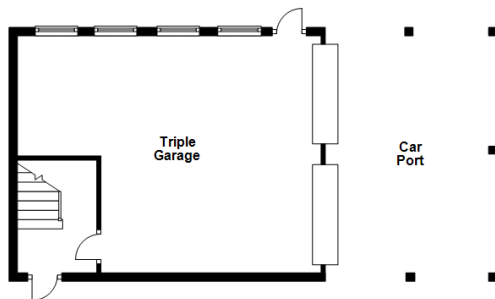
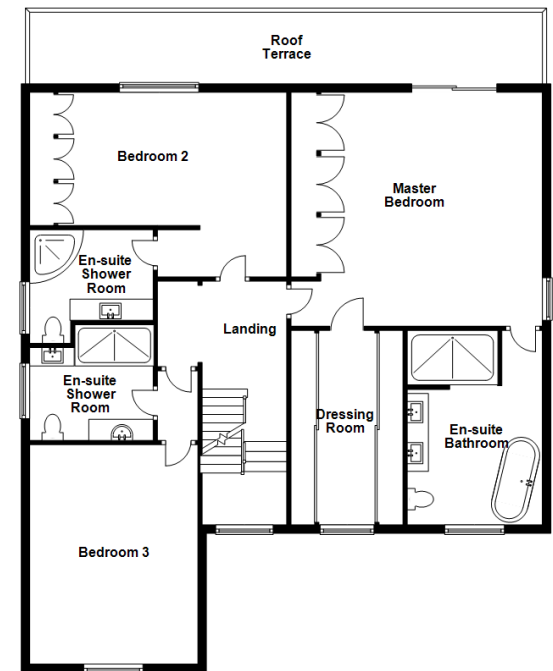
Garaging for three cars plus a carport for two

Completely private enclosed garden

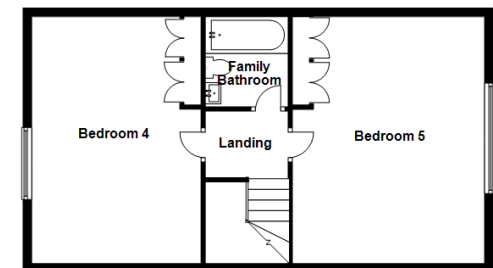
Ground Floor



First Floor



Second Floor



Entrance Porch

5'2" x 5'1" (1.57m x 1.55m)

Entrance Hall

14'7" x 13' (4.45m x 3.96m)

Tiled flooring. Staircase to first floor.

Cloakroom

6'3" x 3'10" (1.9m x 1.17m)

Two piece white suite. Fully fitted with dark wood units. Window to front.

Study

13'3" x 11'9" (4.04m x 3.58m)

Wine cellar

12' x 8' (3.66m x 2.44m)

Dining Room

19'10" x 16'7" (6.05m x 5.05m)

Sitting Room

38'10" x 12'10" (11.84m x 3.9m)

Cherrywood Amtico flooring. Window to side.

Cinema Room

17'2" x 13'5" (5.23m x 4.1m)

Fully fitted cinema room with large screen, eight reclining chairs and projector. Glazed doors to sitting room. Double doors to outside.

Kitchen/Breakfast Room

17'8" x 13'5" (5.38m x 4.1m)

Newly fitted with base and wall units. Marble effect worktop.

Family/Living/Dining Room

48'9" x 15'11" (14.86m x 4.85m)

Double doors lead to patio and decked area. Fitted log burner.

Laundry Room

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

Fully fitted with base and wall units. Window to front and door to side.

FIRST FLOOR

Landing

17' (5.18) x 11'8" (3.56) x 7' (2.13)

Master Bedroom Suite

24'6" x 17'10" (7.47m x 5.44m)

Fitted wardrobes and shelving. Two steps leading to sliding doors onto balcony.

Ensuite Dressing Room

15'10" x 5'6" (4.83m x 1.68m)

Fully fitted with sliding door wardrobes.

Ensuite Bathroom

15' x 9'11" (4.57m x 3.02m)

Five piece white suite including large shower and bath.

Bedroom 2

17'8" x 15'1" (5.38m x 4.6m)

Fully fitted wardrobes.

Ensuite Shower Room

10'9" x 9'5" (3.28m x 2.87m)

Three piece white suite.

Bedroom 3

16'7" x 12'4" (5.05m x 3.76m)

Wardrobes. Window to front.

Ensuite Shower Room

8'4" x 8'4" (2.54m x 2.54m)

Three piece suite.

SECOND FLOOR

Landing

11'7" (3.53) x 8' (2.44) x 3'6" (1.07)

Access to under eaves storage.

Bedroom 4

16'7" x 12'3" (5.05m x 3.73m)

Window to side.

Family Bathroom

7'4" x 7'3" (2.24m x 2.2m)

Bedroom 5

13'3" x 3.68 (4.04m x 3.68)

Window to side.

Health Suite

24'2" x 15'11" (7.37m x 4.85m)

Wonderful spa room with fitted sauna, steam room and jacuzzi.

Store Room

17'2" x 10' (5.23m x 3.05m)

Gardener's WC

10' x 6'8" (3.05m x 2.03m)

Triple Garage

29'4" x 20'5" (8.94m x 6.22m)

GUEST ANNEXE

Sitting Room

25'11" x 13'9" (7.9m x 4.2m)

Bedroom

11'11" x 10'8" (3.63m x 3.25m)

Bathroom

6'10" x 5'10" (2.08m x 1.78m)

OUTSIDE

Otterington is approached from the road through electric gates which gives access the car port and triple garage. There is parking for numerous cars. Immediately outside the house, with access from family room and sitting room is a paved patio and extensive deck, with a hot tub, which leads to a lovely lawned garden dotted with shrubs. The garden is fully fenced and offers total privacy.

Appliances

Bosch induction hob. Neff griddle. Luxair extractor. Warming drawer. Two Bosch ovens. One Bosch combi microwave oven. Bosch coffee maker. Bosch American style fridge/freezer with ice dispenser. Dishwasher, Two wine fridges. Samsung fridge freezer. Hotpoint washing machine. Hoover tumble dryer.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains electricity, water and drainage.

Construction: uPVC double glazed windows. uPVC fascias & soffits.

Price includes: Carpets, curtains, blinds and light fittings. Kitchen & utility appliances as listed.

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