



Vaux Douit

Le Foulon, St. Andrew, Guernsey, GY6 8UF

£2,650,000

Open Market

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

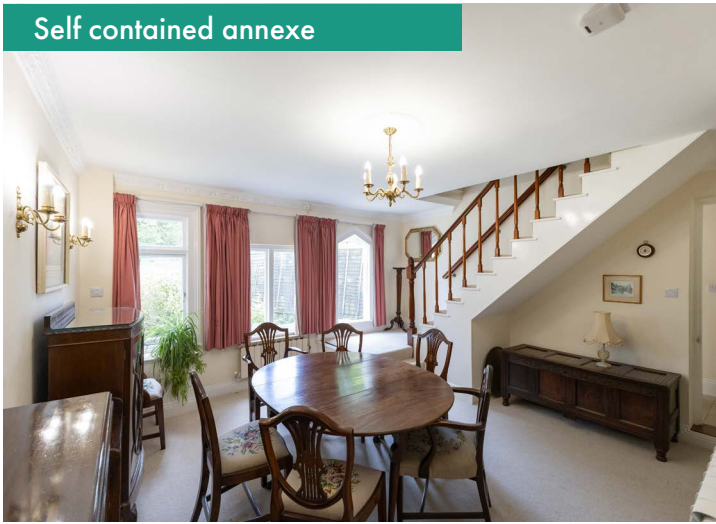


Charming period home on outskirts of town
Set within one acre of beautiful grounds
Five beds, five baths, four reception rooms
Swimming pool, garage and ample parking
Conveniently located close to local amenities

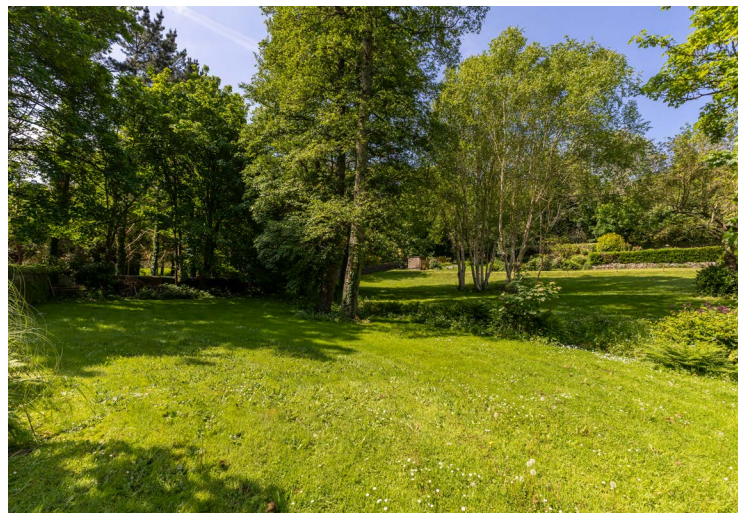




Self contained annexe









Ground Floor



First Floor



Second Floor

About Vaux Douit

'Vaux Douit' is set in just over an acre of beautiful gardens in a rural location, only a short drive from the centre of St Peter Port and its amenities. Dating back to the early to mid-18th century, with later additions in the early 1900s. The interior has a blend of character and contemporary rooms, with large windows overlooking the extensive garden and swimming pool. 'Vaux Douit' provides the buyer with the opportunity of multigenerational living with the self-contained annex integrated within the main house. Externally, the property enjoys a large, privately enclosed, south-facing garden, centered around an impressive swimming pool that creates a wonderful setting for outdoor living during the warmer months. A picturesque stream meanders through the grounds, adding to the home's tranquil and idyllic appeal.

ACCOMMODATION COMPRISING

Annex Entrance Porch

6'1" x 6'5" (1.85m x 1.96m)

Annex Hallway

11'6" x 3'4" (3.5m x 1.02m)

Annex Utility

6'2" x 4'8" (1.88m x 1.42m)

Hotpoint washing machine & tumble dryer

Annex Bathroom 1

6'9" x 7'6" (2.06m x 2.29m)

Annex Kitchen

9'5" x 15' (2.87m x 4.57m)

Hotpoint dishwasher, Bosch double oven, Bosch fridge freezer, Bosch 4 ring hob

Annex Living Room

19' x 13'10" (5.8m x 4.22m)

Annex Dining Room

16'7" x 13'9" (5.05m x 4.2m)

Main Central Living Room

15'9" x 17'1" (4.8m x 5.2m)

Bathroom 1

7'11" x 6'6" (2.41m x 1.98m)

Hallway

6'8" x 8'6" (2.03m x 2.6m)

FIRST FLOOR

Annex Bathroom 2

10'5" x 9'11" (3.18m x 3.02m)

Annex Landing

3'11" x 13'10" (1.2m x 4.22m)

Annex Bedroom 1

17'2" x 13'10" (5.23m x 4.22m)

Annex Bedroom 2

21'7" x 14'4" (6.58m x 4.37m)

Bedroom 3

15'4" x 11'11" (4.67m x 3.63m)

Utility Room

6'2" x 7'8" (1.88m x 2.34m)

Landing

9'7" x 11'7" (2.92m x 3.53m)

Open Plan Kitchen Area

15'5" x 14'7" (4.7m x 4.45m)

Cooke & Lewis extractor, Bosch warming drawer, Bosch 4 ring hob. Bosch dishwasher, Neff double oven. Neff microwave

Open Plan Living Area

12'7" x 15'11" (3.84m x 4.85m)

SECOND FLOOR

Bedroom 4

14'10" x 9'9" (4.52m x 2.97m)

Ensuite Bathroom

7'8" x 6'2" (2.34m x 1.88m)

Hallway

7'3" x 4'4" (2.2m x 1.32m)

Landing

6'10" x 12'6" (2.08m x 3.8m)

Bathroom 2

7'8" x 6'3" (2.34m x 1.9m)

Bedroom 5

14'11" x 11'5" (4.55m x 3.48m)

Front

Providing a welcoming first impression, the front of Vaux Douit is neatly presented with well-maintained boundaries and mature planting. It includes a single garage and ample parking, creating an appealing sense of privacy and curb appeal. Positioned in a desirable area, the property enjoys a peaceful residential setting with a charming outlook and easy access to nearby amenities.

Rear

To the rear, the property enjoys a beautifully private and enclosed, south-facing garden, perfect for both relaxation and entertaining. A particular feature is the attractive swimming pool, creating a wonderful focal point for outdoor living during the warmer months. The garden is further enhanced by a charming stream running through the grounds, adding to the tranquil atmosphere and picturesque setting. With ample space for al fresco dining and family enjoyment, the rear of the property provides a peaceful and idyllic extension of the home.

Viewing: By appointment.

Possession: By arrangement.

Services: Mains water, electricity and drainage. Full oil fired central heating. Borehole for garden and refilling the swimming pool.

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

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