



Chamberlain House



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OPEN MARKET | SOLE AGENT

£4,000,000

If you want a home of exceptional space, filled with natural light and enjoying superb panoramic sea and island views, Chamberlain House could prove ideal. Located on the much favoured Fort George development, its elevation and large expanses of window ensures that the beautiful views are seen from a number of its rooms. Most of the main living areas are set around a central courtyard housing the heated swimming pool whilst the bedrooms are grouped together away from the bustle of the reception rooms. It has a total of four bedrooms including three full suites with the fourth bedroom either usable on its own or as a sitting room or study to the master suite. The accommodation is highly flexible and currently includes a sumptuous, elegant drawing room, a 32' family room and a luxury kitchen, with an extensive range of Siematic units and Gaggenau appliances, from which extends a matching preparation room, laundry room, a sitting room and dining room. The 35' pool room houses a study and gym but could easily be converted to a semi-independent unit to house a relative or live-in staff. The surrounding gardens are mostly laid to lawn or terrace and, like the house, are angled to take advantage of the views. There is also a double garage, and extensive parking.



Superb luxury bungalow
Lovely sea and island views
Fort George location
Four beds, four baths (three ensuite)

Five reception rooms
Swimming pool and gardens
Double garage and parking









ACCOMMODATION COMPRISING

Reception Hall

23'9" x 16'7" (7.24m x 5.05m)

Drawing Room

38'10" x 28'6" (11.84m x 8.69m)

Cloakroom 1

4'9" x 4'5" (1.45m x 1.35m)

Two piece white suite.

Wine Store

7'10" x 4'1" (2.4m x 1.24m)

Kitchen/Breakfast Room

19'5" x 9'10" (5.92m x 3m)

Full height window providing a superb view out over the garden to the sea and offshore islands.

Preparation Room

8'9" x 5'5" (2.67m x 1.65m)

Fitted with a matching range of Siematic units set under polished granite work surfaces with matching splashbacks. Larder fridge.

Sitting Room

22'6" x 15'6" (6.86m x 4.72m)

Full height windows and sliding doors providing access to the front terrace and garden.

Dining Room

15'11" x 13'6" (4.85m x 4.11m)

Access to front terrace.

Cloaks Lobby

12'11" x 8'1" (3.94m x 2.46m)

Cloakroom 2

4'9" x 4'3" (1.45m x 1.3m)

Three piece white Villeroy & Boch suite.

Laundry Room

15' x 7'9" (4.57m x 2.36m)

Plant/Boiler Room

13'1" x 7'11" (4m x 2.41m)

Family Room

32'3" x 15'9" (9.83m x 4.8m)

Gym and Study

35'6" x 13' (10.82m x 3.96m)

Bedroom Suite 3

16'6" x 14' (5.03m x 4.27m)

Ensuite Dressing Hall

Ensuite Bathroom

11'7" x 5'11" (3.53m x 1.8m)

Inner Hall

16'3" x 3'9" (4.95m x 1.14m)

Bedroom Suite 2

16'4" x 12'2" (4.98m x 3.7m)

Ensuite Dressing Hall

3.58m(11'9") x 1.04m(3'5")

Ensuite Bathroom

11'8" x 5'8" (3.56m x 1.73m)

Three piece white contemporary suite. Walls and floor fully tiled (underfloor heating). Marble finishes.

MASTER BEDROOM SUITE

Lobby

7'2" x 6'4" (2.18m x 1.93m)

Bedroom

22'8" x 13'6" (6.9m x 4.11m)

Extended glazed area providing a lovely view out over the garden to the sea and offshore islands.

Ensuite Dressing Hall

4.22m(13'10") x 1.02m(3'4")

min Range of Mark Wilkinson fittings.

Ensuite Bathroom

13'1" x 8' (4m x 2.44m)

Seven piece white Villeroy & Boch suite. Walls and floor fully tiled (underfloor heating). Marble finishes.

Ensuite Shower Room

8'1" x 7'3" (2.46m x 2.2m)

Ensuite Study/Bedroom 4

16'1" x 9'11" (4.9m x 3.02m)

Sliding patio doors leading out to the front terrace.

OUTSIDE

Front

Approached between electrically operated cast iron double gates. Large parking/turning area.

Double Garage

18' x 17'8" (5.49m x 5.38m)

Side

A landscaped lawned and rocky garden leads down from the front of the property to a wide stone path (one containing the oil tank). A door at the side of the property leads into the Integral Pool Plant Room containing the heating and filtration equipment for the swimming pool and the borehole equipment including the tank and controls.

INNER COURTYARD/POOL AREA

FAR SIDE

Special Features

Central vacuuming system with points in the garage and most rooms. Hardwired fire & security system (includes fire sensors in the roofspace). Four CCTV security cameras and intruder alert.

Viewing: By appointment.

Possession: By arrangement.

Services: Mains water, electricity and drainage. Borehole for garden and pool use. uPVC double glazing. Full oil fired central heating.

Price includes: Carpets, curtains, light fittings and blinds.



Approximate total an

4989.92 ft²

463.58 m²

(1) Excluding balconies and ter

While every attempt has been n
ensure accuracy, all measureme
approximate, not to scale. This
plan is for illustrative purposes

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