



Whispering Winds

Route Militaire, St. Sampson's, Guernsey, GY2 4DZ

£1,750,000

OPEN MARKET | SOLE AGENT



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



Detached home in convenient location

Short drive from beaches

South/west facing enclosed garden

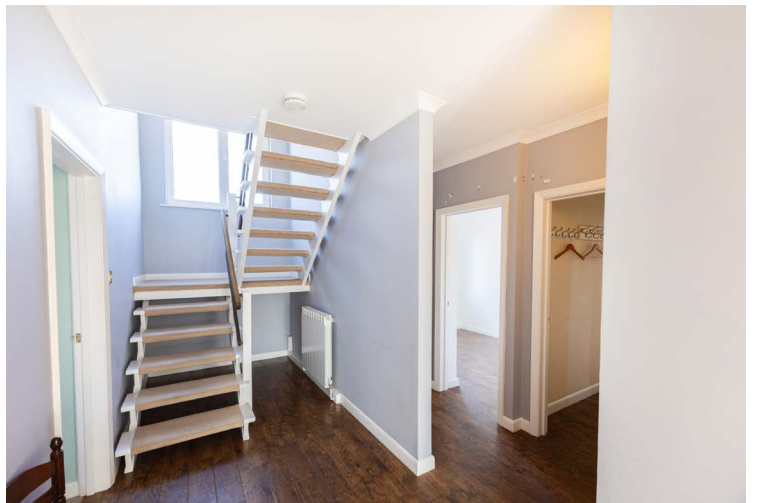
Four bedrooms with two bath/shower rooms

Generous reception areas

In and out driveway with excellent parking and garage





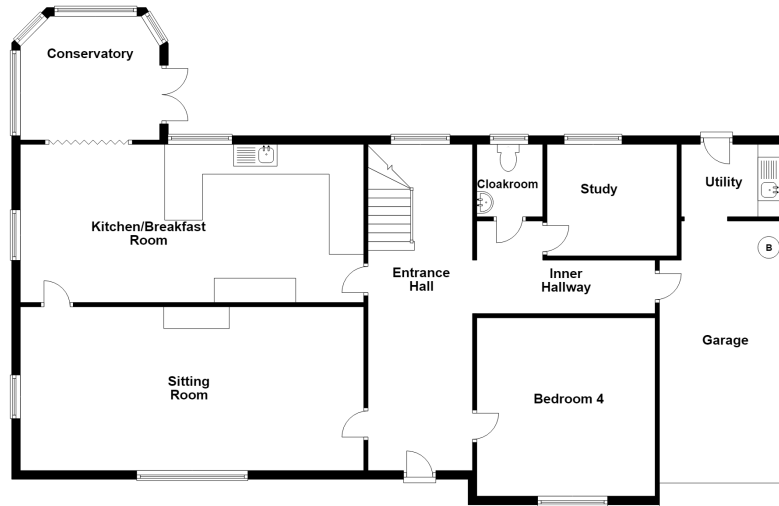




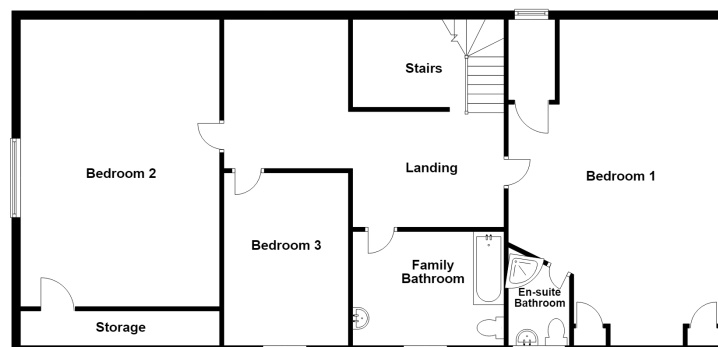




Ground Floor



First Floor



About Whispering Winds

'Whispering Winds' is a deceptively spacious four bedroom family home offering a fantastic balance of bedroom accommodation and generous living space. The layout comprises of a large living room, an open plan kitchen/diner overlooking the garden, four bedrooms, a separate utility room and garage as well as a practical study. Externally to the rear is a good sized, sunny south/west facing garden while to the front is ample parking and an in and out driveway. The property is located just a short drive from the popular beaches of L'Ancrese and Pembroke and both the Royal and L'Ancrese golf clubs. Viewing is highly recommended.

ACCOMMODATION COMPRISING

Entrance Porch

5'4" x 3'1" (1.63m x 0.94m)

Entrance Hall

24'7" x 5'10" (7.5m x 1.78m)

Inner Hall

7' x 3'1" (2.13m x 0.94m)

Side Hall

5'11" x 3'7" (1.8m x 1.1m)

Study

10'1" x 7'10" (3.07m x 2.4m)

Garage

19'3" x 8' (5.87m x 2.44m)

Electric up and over door. Oil boiler and hot water cylinder.

Utility Room

7'4" x 5'10" (2.24m x 1.78m)

Newly fitted with white storage cupboards and a wooden worksurface over incorporating and 1.5 bowl stainless sink and drainer.

Bedroom 4

13' x 9'11" (3.96m x 3.02m)

Separate WC

6'4" x 3'1" (1.93m x 0.94m)

Sitting Room

23'11" x 13'9" (7.3m x 4.2m)

Kitchen/Diner

21'5" x 9'10" (6.53m x 3m)

The kitchen is fitted with a range of cream wall and base units with a granite effect laminate worksurface over.

Conservatory

12'6" x 11'2" (3.8m x 3.4m)

FIRST FLOOR

Bedroom 1

18'6" x 15'1" (5.64m x 4.6m)

Access to three storage cupboards.

Ensuite Shower Room

6'11" x 6'7" (2.1m x 2m)

Fitted with a three piece suite consisting of corner shower, wash hand basin and WC.

Landing

14'8" (4.47) x 6'2" (1.87) and 7'9" (2.35) max

Family Bathroom

5'10" x 8'2" (1.78m x 2.5m)

Fitted with a three piece bathroom suite including bath with shower over, wash hand basin and WC.

Bedroom 3

10'10" x 8'3" (3.3m x 2.51m)

Bedroom 2

14'1" x 15'1" (4.3m x 4.6m)

Access to a large storage cupboard.

Appliances

Hotpoint washing machine. AEG free-standing freezer, Hotpoint free-standing fridge, Hotpoint integrated double oven, Ignis hob, Bosch extractor, Panasonic microwave and integrated Neff dishwasher.

OUTSIDE

Front

There is an in-and-out driveway providing plenty of parking and access to the single garage.

Side

There is access down both sides of the property to the...

Rear

To the rear is an enclosed south/west facing garden. Immediately to the rear of the property is a paved patio leading to a lawned area. There are planted borders with a variety of shrubs and trees with a domestic garden shed and greenhouse.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water and drainage. Oil fired central heating.

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



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