

**SOLE  
AGENT**



## Oakfield

Rue Des Bordes, St. Saviour, GY7 9LX

 x4  x3 **PERRYS 12D4 TRP 209**

- 4 Bed Detached Property
- Ideal Family Home
- Quiet St Saviours Location
- Private Gardens with sea views
- Stunning Master Suite with balcony
- Ample Parking

**£995,000**

**LOCAL MARKET**

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## About Oakfield

Oakfield is a delightful four bedroom family home, quietly positioned in a peaceful lane just moments from the St Saviour's coast. The property offers beautifully light, versatile and low maintenance accommodation, ideal for modern family living. At the heart of the home lies a spacious kitchen/breakfast room, which seamlessly connects to a stylish lounge/dining room and a charming conservatory. The ground floor also features two generous double bedrooms, one with its own en suite shower room, along with a fourpiece family bathroom. The first floor is dedicated to a truly impressive master suite, providing a tranquil retreat. This exceptional space includes a private balcony, an en suite living area, and a stunning picture window that frames delightful views and floods the room with natural light. Externally, Oakfield continues to impress with a landscaped patio —perfect for al fresco dining and outdoor entertaining—alongside a sunken hot tub. A raised lawned area enjoys beautiful west coast views and offers direct access onto National Trust land, ideal for scenic walks and enjoying the surrounding countryside. Viewing is highly recommended to fully appreciate the location, layout and lifestyle on offer at Oakfield.

### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Kitchen

16'1" x 9'10" (4.9m x 3m)  
Fitted with a range of wall and base units with work surface over incorporating 1½ bowl sink and drainer. Breakfast bar providing seating for four people. Tiled flooring. Large window providing aspect over the side and double doors giving access onto the rear garden.

##### Utility Room

9'10" x 5'11" (3m x 1.8m)  
Fitted with a range of wall and base units with work surfaces over. Large window to front with rural aspect. Oil fired boiler.

##### Lounge / Diner

33'2" x 9'6" (10.1m x 2.9m)  
A dual aspect room. Double doors leading out to the rear garden. Log burner. Built-in storage.

##### Hallway

22'4" x 3'11" (6.8m x 1.2m)  
Tiled flooring.

##### Bedroom 4

12'4" x 11' (3.76m x 3.35m)  
Built-in wardrobe. Large window with aspect to the front.

##### Bedroom 3

12'2" x 10'6" (3.7m x 3.2m)  
Built-in wardrobes and storage. Window providing aspect to the side.

##### Ensuite Bathroom

7'10" x 7'10" (2.4m x 2.4m)  
Fitted with a three piece suite of shower, wash hand basin with storage below and W.C. Fully tiled. Frosted window to the rear.

##### Bathroom

10'10" x 7'3" (3.3m x 2.2m)  
Fitted with a four piece suite. Three windows to rear.

#### FIRST FLOOR

##### Landing

7'10" x 3'3" (2.4m x 1m)

##### Bedroom 2

15'9" x 10'2" (4.8m x 3.1m)  
Built-in wardrobes. Dual aspect with stunning rural views.

##### Attic Store

10'10" x 9'6" (3.3m x 2.9m)  
Window with aspect to the side.

##### Separate WC

4'11" x 4'11" (1.5m x 1.5m)  
Fully tiled. Velux window with aspect to the front.

##### Bedroom 1

18'4" x 13'1" (5.6m x 4m)  
Sliding doors giving access to the balcony which has recently been refurbished and boasts stunning views over to the west coast.

##### Dressing Room

12'2" x 9'10" (3.7m x 3m)  
Dual aspect with views over the west coast.

#### OUTSIDE

##### Front

The property is approached over a paved driveway with parking for up to five vehicles. There is a lawned fore garden.

##### Rear

There is a beautifully landscaped garden laid to lawn and patio, the garden is tiered and houses a built-in Jacuzzi. There is a large store house. The garden boasts stunning views over west coast beaches. A gate at the top of the garden gives access to the National Trust.

##### Appliances

Gas hob, Hotpoint dishwasher, integrated Neff oven and grill, freestanding LEC fridge/freezer, extractor fan, Hotpoint washing machine, Hotpoint freezer.

##### TRP: 209

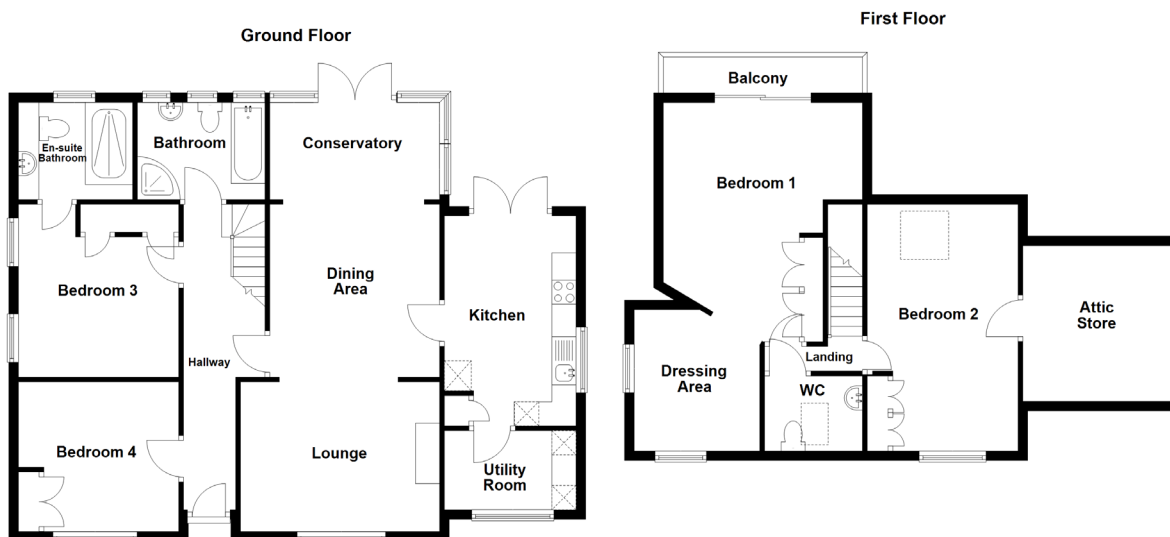
##### Viewing: BY APPOINTMENT

##### Possession: BY ARRANGEMENT

**Services:** Mains water, electricity, gas for hob, oil fired central heating and cesspit drainage.

**Construction:** Single block and cavity. uPVC double glazed windows. Wooden Velux. uPVC fascias and soffits.

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



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