



Les Arbres

Les Lohiers, St. Saviour, Guernsey, GY7 9FB

£1,950,000

Open Market

Sole Agent



swoffers



sales@swoffers.co.uk

01481 711766

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



Quiet rural location
Five bedrooms & three bath/shower rooms
Private secure gardens
Heated swimming pool
Parking for several cars
Garage

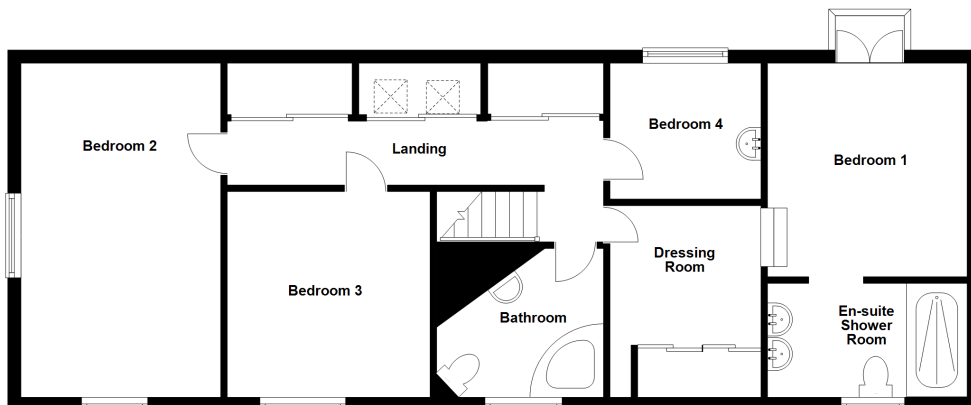
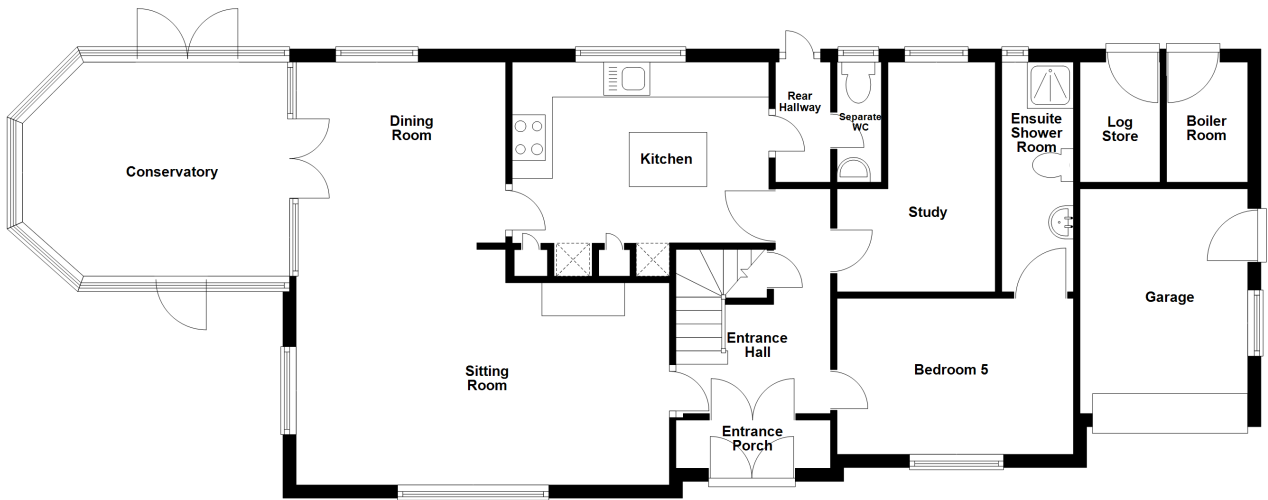












About Les Arbres

Les Arbres is set in the heart of one of the islands most desirable rural parishes, slightly inland from the fabulous west coast beaches.

A short distance from Guernsey's main reservoir, the area is a dog-walkers paradise and equally suited to children playing on their bikes or the more serious cyclist. The immediate lane, Les Lohiers, is extremely quiet, only used by residents, the postman or the occasional lost tourist, you are as likely to encounter a horse rider hacking past as a motor vehicle.

The accommodation offers excellent reception space, together with five bedrooms and three bathrooms. One of the bedrooms is on the ground floor and has a good sized ensuite, ideal as guest accommodation or for anyone needing a downstairs bedroom. The remaining four bedrooms are upstairs; the master has balcony that faces west, towards the coast with a dressing room and a large ensuite with wet room shower and double wash basins. The remaining three bedrooms share the family bathroom.

There are lawned gardens front and rear. To the rear there is a newly lain patio terrace housing the heated swimming pool. The rear garden has been remodelled by the current owners, a large lawned area with a mix of mature shrubs and hedging makes it very low maintenance and ideal for either a family or couple alike.

ACCOMMODATION COMPRISING

Entrance Lobby

9'10" x 4' (3m x 1.22m)

Entrance Hall

13'9" x 11'4" (4.2m x 3.45m)

Tiled floor. Useful under-stairs coat cupboard. The double-height stairwell and fully glazed porch make this a very inviting entrance space.

Lounge

18'3" x 13'6" (5.56m x 4.11m)

Wooden flooring which runs through to the adjoining dining room. Granite fireplace and hearth housing a real coal fire.

Dining Room

10'10" x 10'7" (3.3m x 3.23m)

Wooden flooring. Access to the kitchen and conservatory

Conservatory

14'10" x 11'6" (4.52m x 3.5m)

Access to lawned front garden and also to the rear terrace and swimming pool

Kitchen/Breakfast Room

14' x 11' (4.27m x 3.35m)

Fitted with a range of light wood base and wall units with granite effect work surfaces.

Rear Lobby

6'1" x 3'3" (1.85m x 1m)

Separate WC

4'10" x 2'6" (1.47m x 0.76m)

Fitted with a two piece white suite.

Study

11' x 7'5" (3.35m x 2.26m)

Bedroom 5

11'8" x 12'5" (3.56m x 3.78m)

Ensuite Shower Room

10'9" x 4'2" (3.28m x 1.27m)

Shower, basin and WC

FIRST FLOOR

Landing

18'2" x 6' (5.54m x 1.83m)

Large hallway with plenty of built-in storage cupboards which also house the washing machine and tumble dryer.

Family Bathroom

8'11" x 7'3" (2.72m x 2.2m)

Corner bath with shower over. WC. Basin with surrounding vanity unit offers lots useful storage

Master Bedroom Suite

Comprises...

Bedroom

11'6" x 9'10" (3.5m x 3m)

Doors to balcony with view over the rear garden and beyond to the west coast.

Dressing Room

11'8" x 7'3" (3.56m x 2.2m)

Two fitted double wardrobes

Ensuite Shower room

9'7" x 5'10" (2.92m x 1.78m)

Large wetroom shower, dual wash basins, WC

Bedroom 4

10'5" x 7'3" (3.18m x 2.2m)

Overlooks the rear garden with a west coast sea view beyond.

Bedroom 3

10'7" x 8' (3.23m x 2.44m)

Rural view to the front of the property.

Bedroom 2

15' x 9'6" (4.57m x 2.9m)

Rural view to the front of the property.

Appliances

Featuring a range of Neff appliances including: double oven with microwave, halogen hob and extractor, dishwasher. Miele fridge freezer. Miele washing machine and condenser dryer.

OUTSIDE

Front

The property is approached over a brick driveway which gives access to the garage and provides parking for 5/6 cars. A lawned fore-garden with mature hedging to the road leads around the side of the property.

Rear

Large paved terrace with a swimming pool beyond which steps lead down to a mature lawned garden with trees, borders and hedging. Domestic garden shed.

Garage

16' x 10' (4.88m x 3.05m)

Boiler and Store Room

Housing oil boiler, pumps and filters for the pool.

Viewing: By appointment.

Possession: By arrangement.

Services: Mains electricity and water. Cesspit drainage. Full oil fired central heating (boiler also heats swimming pool).

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

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

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