



St Lawrence

£1,195,000

Breath-taking views over St Aubin's Bay



Superb bird's eye view

Detached home

Beautifully presented

Stunning 'live in' kitchen

Real fire & separate study

Garden, garaging & parking

Hand-built Whittingham's kitchen

Granite worktops

Butlers sink

Slate flooring

Wired for surround sound

Hand built study furniture by Paul Haslam







Located at the end of quiet private road in an elevated position with breath-taking views over the south coast from Elizabeth Castle to St Aubin's Fort.

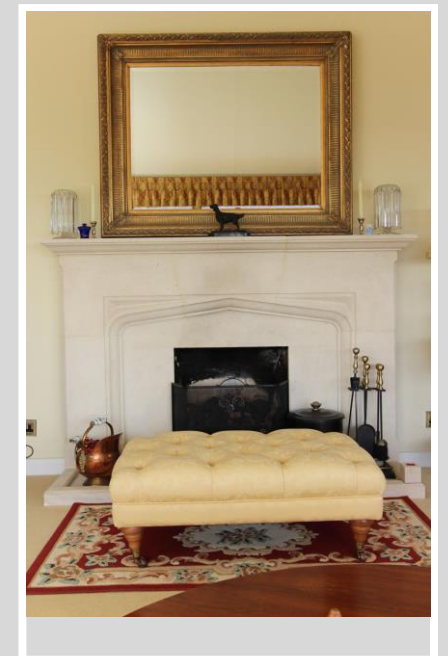


All principal rooms take advantage of the open views, giving an uplifting feeling with the ever-changing views from morning until night.

Every attention has been placed on this inviting home, it being exceptionally maintained and decorated. There are private sheltered and easily accessible terraces for al-fresco dining and entertaining and in addition, balconies and sunken southwest garden - ideal for a swimming pool.

Briefly comprising: - Entrance hall, cloakroom, utility room, sitting room/dining room with real fire, study, 28ft live-in kitchen with AGA, pantry, 3 bedrooms and 2 bathrooms (en suite).

There is scope to create a 4th bedroom, bathroom and dressing room. Double (drive through) garage with ample parking.











## SERVICES:

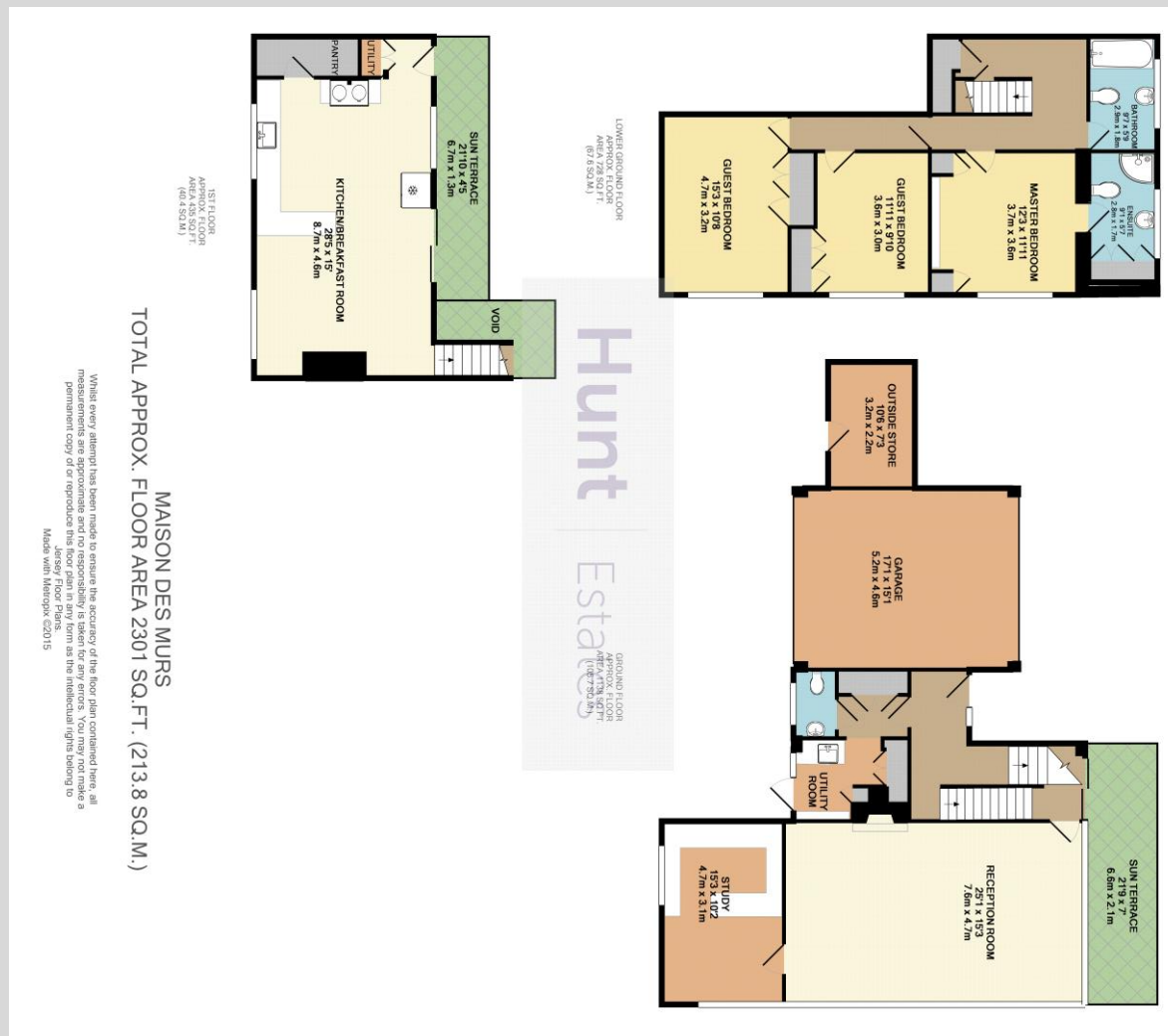
Mains water and drains. Oil air ducted heating. Fully double glazed. Wired for satellite tv.

Parking: Drive through garage and parking for approx five cars.

Category and Tenure: Freehold and Entitled.







Disclaimer: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their advocate or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their advocate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

An inventory of the contents to be included in the transaction, will be compiled once the sale is agreed. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All measurements are approximate.

All viewings to be conducted through Hunt Estates. Tel: 01534 860650

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