



WONDERFUL FAMILY HOME IN QUIET, COUNTRY PARISH

This beautifully presented quality home has been extended and refurbished, creating the spacious, 4-bedroom family home that stands today. Tucked away from the road, the property has a beautiful granite front with an attractive porch entrance.

Upon entering the property there is a warm welcoming feel, which continues throughout the property. There are three reception rooms, offering flexibility of living space, including a sitting room with real fireplace and access to the garden, generous sized office and beautiful dining room with wood panelling and a library nook.

The family kitchen has been beautifully designed and there is space for a table, perfect for breakfast, coffee with the morning paper and catching up on the day's events. From the kitchen there is access to the double garage and a boot/preparation room, which has a cloak room and access to the garden. This flexible and charming space is ideal for tending to your house plants, storing cleaning supplies and all manner of uses.

At first floor, there are four bedrooms, each of which have en-suite bath/shower rooms. The laundry room is also located on this floor for ease with cleaning and drying the washing. There are two loft spaces for additional storage, which can be easily accessed from two zig zag ladders.

The safe and enclosed rear garden has two separate but linked areas. Firstly, there is a lawned area with sunken deck, creating more privacy whilst sitting outside, and a summer house. It has been beautifully planted with apple and plum trees, herb and veg patches and there is a lovely water feature. Underneath the decking, there is a large storage water tank which collects rain water for watering the garden.

The second part of the outside space is a large yard with a potting shed for the seasoned gardener. In addition to the double garage, there is a separate garage providing ideal storage for a classic car or alternatively could be used as a gym or workshop. Here there is additional parking (behind the brown gates) and to the front of the property for up to 6-8 cars. This property has also been wired up for charging electric cars.

The house is located nearby bus stops which service regular and school buses for the colleges, local amenities and St Mary's primary school and is in the Les Quennevais secondary school catchment. There are some lovely country pubs and restaurants close by including St Mary's and the Priory Inn. It is also just an easy drive to beaches such as Greve de Lecq and Bonne Nuit Bay.

This charming property is now ready for a new family to move in and is highly recommended for viewings.















FEATURES

- Four bedrooms with en-suite bathrooms
- Sitting room with real fire
- Eat-in kitchen and separate dining room
- Laundry room
- Enclosed garden with lawned and decked areas
- Beautifully planted with trees, herb and veg patches
- Large potting shed
- Quiet, country location
- Ideally located close to bus stops, schools, and amenities

INFORMATION

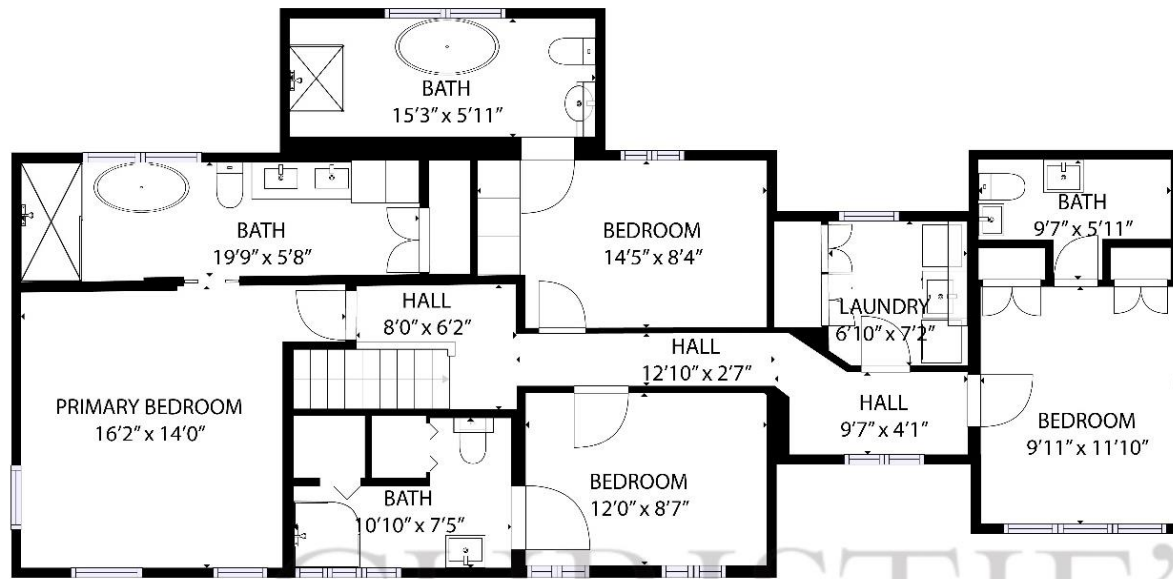
- Mains drains and water
- Separate large water storage tank for garden watering
- 2 hot water systems
- Sapele and Iroko solid wood double glazed windows
- Electric heating
- Wired for charging electric cars
- 1 double garage and separate garage (fits small car)
- Additional parking for 6-8 cars
- Parish rates for 2022 were £1,003.20
- Freehold and Entitled/Licensed



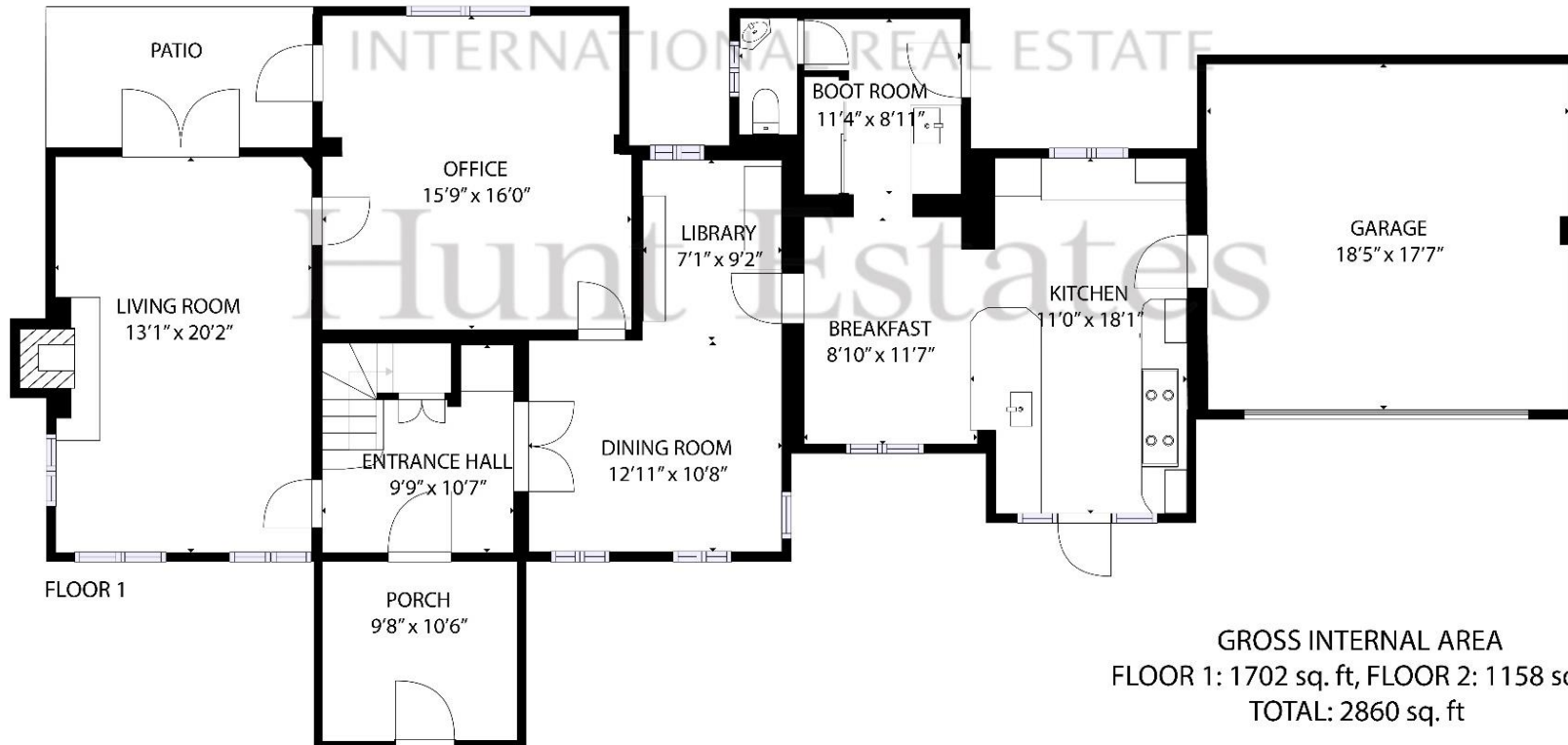
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FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1702 sq. ft, FLOOR 2: 1158 sq. ft
 TOTAL: 2860 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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