

Vue de L'Eglise -

*Rue de L'Eglise,
Forest*

£1,295,000



This substantial and stunning classic country cottage is picture perfect with its peaceful and secluded location with excellent facilities. This property truly has so much to offer:

- Five bedrooms and four bathrooms/shower rooms
- Three large reception rooms, including traditional dining room with multi-fuel stove
- Sunny conservatory
- Modern, newly fitted farmhouse style kitchen
- Separate utility room and office
- Private and totally secluded $\frac{3}{4}$ acre plot
- Beautifully presented and low maintenance quiet gardens
- Luxury swimming pool area complete with Jacuzzi and summerhouse
- Desirable double garage with workshop, shower room with w.c and plant room for pool
- Domestic garden shed and greenhouse
- Gym and sauna room
- Decked patio with electric heaters and under cover barbecue area
- Attractive fish pond with water feature and granite wishing well with bore hole water
- Parking for up to eight cars
- Re-wired, re-plumbed and re-roofed during the past ten years
- Sky television available in every room.



Chateaux estate agency

Brenton House, Les Petites Capelles, St. Sampson, GY2 4GX
t: 244544 e: info@chateaux.gg w: www.chateaux.gg

CONSERVATORY: 5.36m x 3.63m (17'7 x 11'11)

Constructed from mainly timber frame on low walls with glazed windows to three sides with high level wooden display shelf and Thermoglaazed roof. This sunny south facing room has a beautiful outlook onto the surrounding gardens with double doors leading out the large drive way. Double door to lounge and door to main hall.

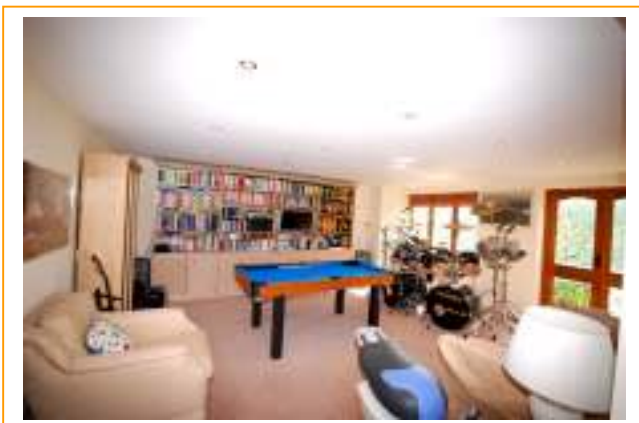


MAIN HALL: 4.55m x 2.5m (14'11 x 8'2)

Doors to dining room, kitchen and conservatory. Staircase to bedroom 3.

DINING ROOM: 5.3m x 4.5m (17'4 x 14'9)

A superb family and entertainment room with classic features such as an attractive exposed granite Inglenook style fireplace complete with heavy wooden mantle and cast iron multi-fuel stove with display niches either side. Exposed beam ceiling and wide opening with exposed granite to lounge. Two windows to front.



LOUNGE: 5.55m x 4.92m (18'3 x 16'2)

This comfortable room is bursting with character with exposed granite walls and wood beam ceiling. Glazed double doors to side and folding glazed double doors to conservatory provide plenty of natural light. Enclosed staircase to bedrooms 4 & 5. Door to family room.

FAMILY ROOM: 5.55m x 4.85m (18'3 x 15'11)

A recent extension now provides another bright and airy family room, versatile for its use with a stunning aspect over the lovely gardens. Glazed double doors give access to the side and rear. A range of fitted cupboards with open shelves above and cupboard housing gas fired central heating boiler providing hot water for the bedroom 4's ensuite bathroom.

**KITCHEN/BREAKFAST ROOM: 4.55m x 4.2m
(14'11 x 13'9)**

Recently fitted with a range of modern farmhouse style wall and base units with beige granite effect work tops incorporating a 1½ bowl stainless steel sink and drainer unit and tiled splash backs. Appliances are to include Hotpoint Multi-Function 6183 double oven, with hob and extractor over; American style fridge and freezer set into heavy timber framed recess. Tiled flooring and exposed beams to ceiling. Two windows to front, window to rear and door to inner hall.



INNER HALL:

Wooden glazed door to front porch. Double doors into storage cupboard. Door to the master bedroom's dressing room and utility room.

UTILITY: 3.1m x 2.6m (10'2 x 8'6)

Fitted with a range of oak wall and base units with tiled work top, incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine and tumble dryer. Window to rear. Door to separate w.c.



SEPARATE W.C: 1.35m x 0.98m (4'5 x 3'2)

Fitted with a two piece suite comprising of w.c. and wash hand basin. Window to rear.

MASTER BEDROOM DRESSING ROOM:

4.08m x 2.8m (13'5 x 9'2)

Fitted with a wide range of dark wood bedroom furniture including both a six-door run and three-door run of mirror-fronted wardrobes. Feature granite wall with built in dressing mirror and vanity basin with storage cupboards below. Window to front, door to shower room and door to master bedroom. Staircase to bedroom 2.

**ENSUITE SHOWER ROOM: 3.29m x 1.75m
(10'9 x 5'9)**

Three piece white suite comprising double shower cubicle, w.c. and wash hand basin set into vanity basin with storage cupboards below, and mirror and shelving above. Fully tiled walls and window to rear.



**MASTER BEDROOM: 4.65m x 3.93m
(15'3 x 12'11)**

Fitted with an extensive range of light wood bedroom furniture including twin fitted wardrobes with high cupboards between central recesses for bed, range of drawers and dressing table. This room benefits from vaulted ceilings, double glazed door to front and window to rear, making it particularly light and airy.

FIRST FLOOR

Returning to the master dressing room staircase...

**BEDROOM 2: 5.4m x 4.41m >3m (into eaves)
(17'8 x 14'5 > 9'10 (into eaves))**

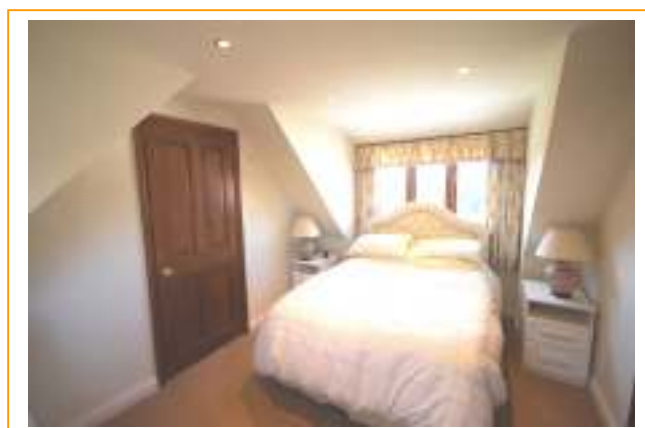
An elegant bedroom with exposed A-frames, granite walls and dormer windows to front and rear providing lovely views over the surrounding gardens and swimming pool. Access to under eaves storage.



Returning to the main hall staircase...

**BEDROOM 3: 8.7m x 3.1m (into eaves)
(28'6 x 10'2 (into eaves))**

A spacious room which is large enough to provide both a bedroom and seating area. This attractive room benefits from exposed A frames, with dormer windows to front and large dormer window to rear providing beautiful views over the gardens. Door to ensuite shower room.



ENSUITE SHOWER ROOM: 3m x 2.13m (9'10 x 7')

Fitted with a three piece white suite comprising of a fully tiled shower cubicle, low flush w.c. and wash hand basin set into vanity unit with cupboards below and mirror and lighting above. Window to front.

Returning to enclosed lounge staircase...

LANDING:

Fitted hanging space and shelving. Doors to bedrooms 4 & 5.

**BEDROOM 4: 4.2m > 3.4m (into eaves) x 3.78m
(13'9 > 11'1 (into eaves) x 12'5)**

Elegant double bedroom with fitted double wardrobe. Dormer window to side providing a stunning outlook over the gardens and swimming pool. Door to ensuite shower room.



ENSUITE SHOWER ROOM: 3.44m x 1.62m (11'4 x 5'4)

Fitted with a three piece suite comprising a fully tiled shower cubicle, low flush w.c. set into concealed unit with storage cupboard along side, and wash hand basin set into vanity unit with cupboards below. Velux to side.

**BEDROOM 5: 4.23m > 3.41m (into eaves) x 2.86m
(13'11 > 11'2 (into eaves) x 9'6)**

Attractive double bedroom with large dormer windows to front and rear with fantastic aspect across the gardens and swimming pool. Door to ensuite.



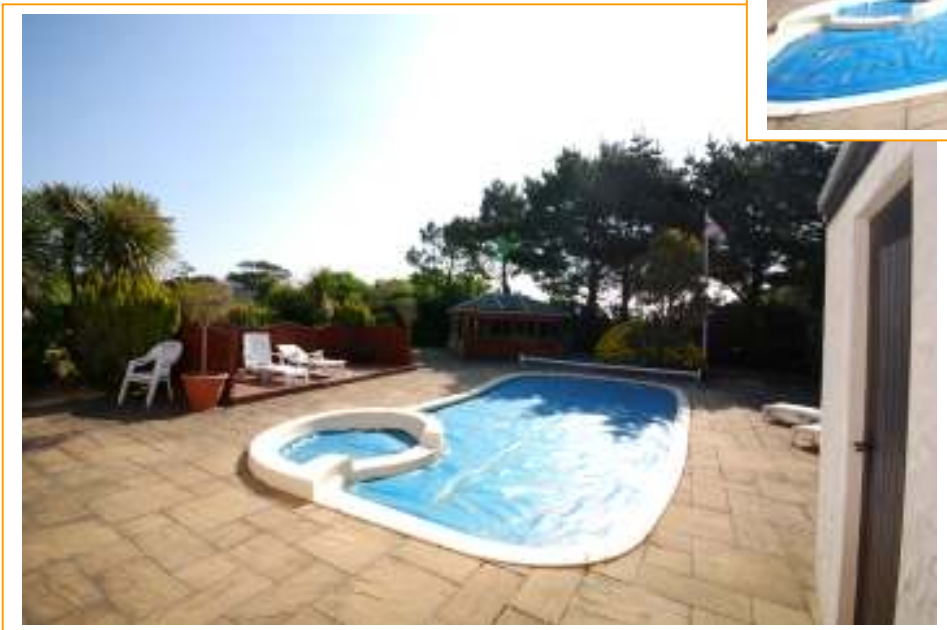
ENSUITE SHOWER ROOM: 3.43m x 1.56m (11'3 x 5'1)

Comprising a three piece white suite of bath with central mixer taps and shower attachment, w.c. and wash hand basin set into vanity unit with cupboards below. Fully tiled floor and walls.

EXTERIOR:

The property is approached through double gates onto a large gravelled courtyard providing parking for up to eight cars. From the courtyard a detached **DOUBLE GARAGE: 7m x 6.2m (22'11 x 20'4)** can be accessed through twin up and over doors. Having been recently constructed, this double garage now consists of double glazed windows to side and rear with a door leading to the **WORKSHOP: 5.09m x 2.2m (16'8 x 7'2)** providing useful storage and workspace with a fitted work bench. Attached to the rear of the garage block is a **CHANGING ROOM: 2.45m x 2.2m (8'1 x 7'2)** incorporating a fully tiled shower cubicle and **PUMP ROOM: 2.2m x 1.95m (7'2 x 6'5)** housing all the necessary equipment for the swimming pool.

The swimming pool area is ideally situated for privacy and all day sun. Set into a large paved terrace area is the heated swimming pool and spa pool, alongside which is a smart **SUMMERHOUSE: 3.2m x 4.3m (10'6 x 14'1)** with lighting, paved floor and electrics.



SERVICES: Bore hole water supply. Mains electricity. Oil fired central heating. Cesspit drainage.

VIEWING: Strictly by appointment through the Vendors agents - **Chateaux Estate Agency Limited**

POSSESSION: By Arrangement

PRICE INCLUDES: Carpets, curtains, light fittings and listed appliances.

TRP: 306 + 251

DIRECTION: From Forest stores, turn into Vue de L'Eglise towards Forest church and follow the road around to the right. Take the first left hand side road and the entrance to Vue de L'Eglise is immediately on your left.

To the front of the property is a gravelled area incorporating a granite built well, protected by mature conifer providing privacy for the property, with a small entrance opening to the front porch.

To the side of the property:

STUDY/BOILER ROOM: 4.05m x 2.35m (13'4 x 7'9)

Attached to the house, adjacent to the dining room and accessed from the garden is this valuable quiet space which is currently used as a study area. This room houses the properties oil fired central heating boiler. Windows to front and side and access to roof space/storage area.

GYM: 3.2m x 2.5m (10'6 x 8'2) / SAUNA: 3.2m x 1.18 (10'6 x 3'11)

Wooden stable door to front with Nordic Pine sauna within.

Situated behind the gym and sauna is an aluminium framed single glazed domestic greenhouse and timber shed.

Approximately the site reaches $\frac{3}{4}$ of an acre all of which is totally enclosed by extensive trees and hedging. The sizable gardens and pool area are fully secluded and provide tranquil areas to sit and enjoy the peaceful surroundings. The gardens, although generous are remarkably low maintenance and are mainly laid to lawn with attractive but easy to maintain bushes and flowering shrubs. The gardens also benefit from several outside seating areas with a quaint fishpond and waterfall.



These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

FIRST FLOOR PLAN & DIGI MAP



Chateaux estate agency



Chateaux estate agency limited

Estate agency property consultancy architectural design

Brenton House Les Petites Capelles
 St Sampson Guernsey GY2 4GX
 tel: 01481 244544 fax: 01481 200384
 email: info@chateaux.gg www.chateaux.gg

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency use. See also: Made with Metavan 02/2010