



# Canon Hall

La Turquie, Bordeaux, Vale. GY3 5EB

## £1,100,000

LOCAL MARKET

SOLE AGENT

This imposing and substantial home offers excellent and versatile accommodation and is ideally situated for Bordeaux, L'Ancrese and Beaucette Marina.

A particular feature of this attractive home is the modern kitchen which opens onto the dining room and large sitting room providing ample living space. Externally there is a detached garage which also houses an office and gym space with shower room and kitchenette providing an excellent space for those wishing to work from home or possibly house a dependant relative, with the relevant permissions. A gravel drive leads to the rear where there is ample parking and continues on to beautifully maintained gardens. Viewing is highly recommended by Cooper Brouard.

School catchment: Vale primary and St Sampson's High.

### Key facts



- Large detached house
- Versatile accommodation
- Detached garage and office/gym
- Ample parking, beautiful gardens
- Close to Bordeaux

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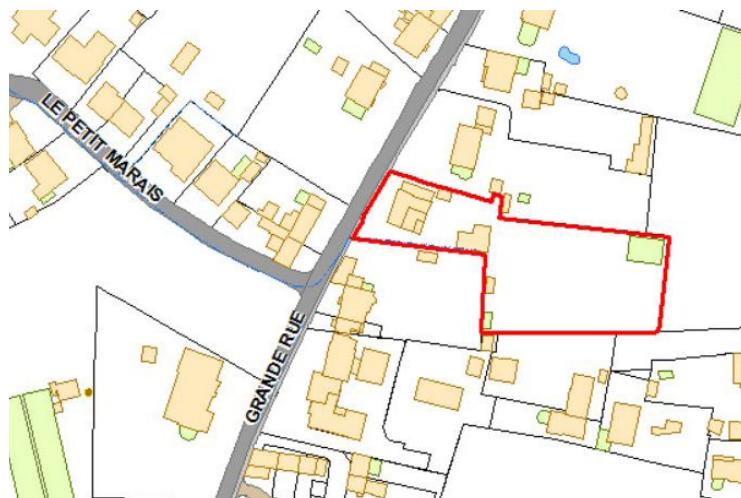
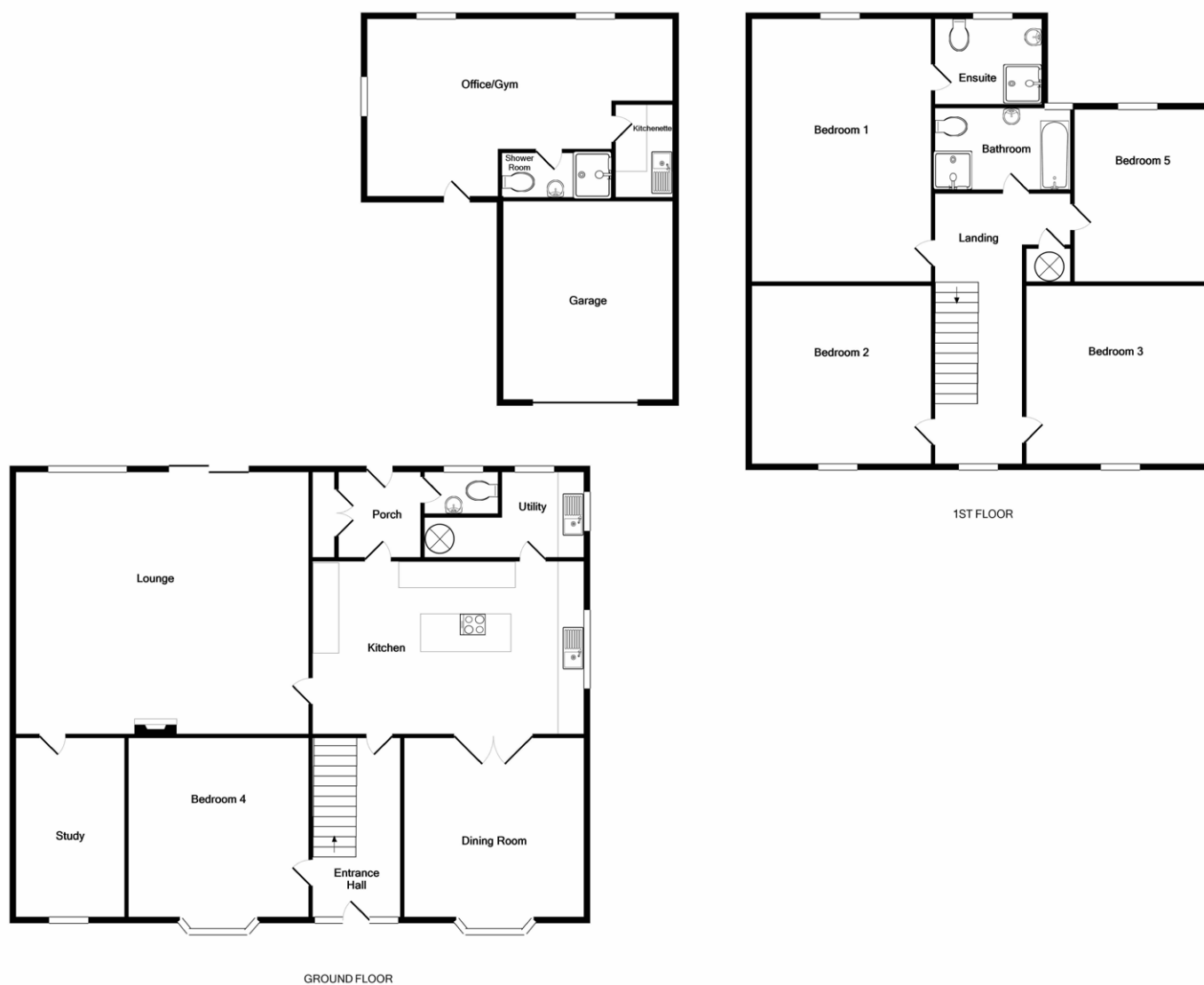








## Floor plans



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## Entrance hall

7' x 13'9 (2.1m x 4.2m)

## Lounge

23' x 20'4 (7m x 6.2m)

## Study

13'7 x 8'7 (4.2m x 2.7m)

## Kitchen/breakfast room

21'9 x 13'5 (6.6m x 4.1m)

### APPLIANCES

- Neff 5 ring induction hob
- Neff oven,combi oven and warming drawer
- Neff extractor fan
- Bosch integrated dishwasher
- Neff integrated fridge
- Neff integrated freezer.

## Dining room

13'9 x 13'9 (4.2m x 4.2m)

## Utility

7' x 12'9 max. (2.1m x 3.9m)

### APPLIANCES:

- Hotpoint washing machine and Hotpoint dryer.

## Bedroom 4

13'9 x 13'9 (4.2m x 4.2m)

## Rear hall

## Separate wc

5'2 x 3'4 (1.6m x 1m)

## FIRST FLOOR

## Landing

20'2 x 7' (6.1m x 2.1m)

## Bedroom 1

21' x 13'9 (6.4m x 4.2m)

## En suite shower room

7'8 x 7' (2.1m x 2.4m)

## Bedroom 2

13'9 x 13'9 (4.2m x 4.2m)

## Bedroom 3

13'9 x 13'9 (4.2m x 4.2m)

## Bedroom 5

13' x 10'3 (4m x 3.1m)

## Bathroom

10'8 x 6'7 (3.3m x 2m)

## EXTERIOR

The property is approached over a gravel drive which continues to the rear where there is ample parking.

## Garage

15'6 x 13'3 (4.7m x 4.1m)

Electric up and over door.

## Office/gym

23'9 x 13'9 max. (7.2m x 4.2m)

## Kitchenette

7'6 x 4'8 (2.3m x 1.4m)

## Shower room

11'2 x 3'6 (3.4m x 1.1m)

To the rear of the garage is a lawned area which measures 190' x 11'0 approx. attractively planted with mature shrubs and trees, a central area is planted with fruit trees, there is an area dedicated to a vegetable/kitchen garden and houses a timber garden shed and domestic greenhouse.

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity, water and drainage, oil fired heating, uPVC double glazing.

**Finding the property:** Travelling North from Bordeaux beach continue along Rue des Bordeaux and the property is located on the right hand side.

**Perry's ref:** 7 H4

**TRP 491**

## CONTACT OUR LOCAL MARKET TEAM



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