

CHAMBERLAIN HOUSE, FORT GEORGE, ST PETER PORT



PRICE ON APPLICATION

OPEN MARKET

CooperBrouard

GUERNSEY'S ESTATE AGENT





ACCOMMODATION

4 double bedroom suites, drawing room, sitting room, family room, dining room, kitchen/breakfast room, preparation room, utility room, 2 separate wc's, wine store. gym/study, heated outdoor swimming pool, boiler room, double garage, parking & gardens,

Chamberlain House is an exceptionally well presented bungalow enjoying an elevated position on the prestigious Fort George development enjoying excellent sea views towards our offshore islands. In addition to the elegant drawing room there is a sitting room off the kitchen/breakfast room and a large family room that overlooks the central courtyard and swimming pool. There are 4 four spacious bedrooms, the master suite offers a seating area, an extensive range of Mark Wilkinson wardrobes a bathroom and shower room. The accommodation is flexible and can be adapted to accommodate an elderly relative or carer who may want some independence easily. Externally the gardens are beautifully presented, there is ample parking and a double garage which has permission to extend further. A lovely home providing elegance, quality and comfort and centrally placed for both St Peter Port with its shops and restaurants and the nearby St Martin's village.

Hardwood double doors open to:

Entrance Hall 23'6 x 7'5 max + 8'10 x 8'.

Wide floor to ceiling window and two smaller windows to the front. Door to a cloaks cupboard, the inner hall and Bedroom Suite 3, half glazed door to the kitchen/breakfast room, half glazed double doors to the drawing room and cloakroom

Separate wc 1

White two piece suite comprising a Villeroy & Boch wash hand basin set in marble worktop with cupboards below and mirror and lighting over and a

wc with concealed cistern. Heated towel rail. Door to:

Wine Store 7'10 x 4'10

Hotpoint larder fridge. Shelving

Inner Hall 16'3 x 3'9

Two high level windows to the front. Door to a lobby 7'2 x 6'4 and the master bedroom suite and Bedroom 4 and further doors to:

Bedroom Suite 3 11'11 x 3'2 measured against a wall of light oak wardrobes opening to 16'8 x 14'1 with glazed double sliding doors with fixed matching panels to the side to the east terrace and garden – lovely sea and offshore island views. Door to:

En suite Bathroom

White Villeroy & Boch suite comprising a bath with shower fitting and glazed screen, wash hand basin set in marble topped vanity unit with double cupboards below and mirror fronted vanity cabinet with lighting over, bidet, and wc with concealed cistern. Tiled walls and floor (underfloor heating). Heated towel rail. Extractor.

Bedroom Suite 2 11'11 x 3'4 measured against a wall of light oak wardrobes opening to 16'1 x 13'5 Glazed double doors with matching fixed panels to either side to the east terrace and garden – lovely sea and offshore island views. Door to:

En suite Bathroom

Three piece white contemporary suite of bath, wall mounted wash hand basin and wc. Tiled walls and

floor (underfloor heating). Heated towel rail. Extractor.

Master Bedroom Suite 13'10 x 3'4 measured against a wall of Mark Wilkinson wardrobes opening to 22' x 13'6.

Further fitted Mark Wilkinson bedroom furniture. At the far end of the bedroom is a glazed seating area with views over the garden towards the offshore islands. Door to:

En suite Bathroom

White Villeroy & Boch 7 piece suite comprising corner shower cubicle with additional hand held shower, jacuzzi bath (with ahnd held shower attachment) set in marble surround, twin wash hand basins set in a wide marble topped vanity unit with cupboards below and to the side and a mirror and lighting over, bidet, urinal and wc.. Fully tiled walls and floor (underfloor heating). Loft extractor. Heated towel rail. Window to the front.

En suite Shower Room

White Villeroy & Boch suite comprising a shower/steam cubicle with seat and additional hand held shower, wash hand basin set in a wide marble

topped vanity unit with cupboards and drawers below and further cupboards to the side and mirror with lighting over, bidet and wc. Fully tiled walls and floor (underfloor heating). Loft extractor. Heated towel rail. Window to the front.

Bedroom 4 16'4 x 9'11 measured against a wall of light oak wardrobes.

Shelved bedhead with matching 2 drawer bedside cabinet and 2 further matching chests. Sliding door with fixed panel to the side to the front patio and drive.

Returning to the entrance hall and half glazed double doors to...

Drawing Room 38'11 x 16'11 + 12'9 x 16'6

Double sliding doors and further floor to ceiling windows offer lovely views over the garden towards the sea and our offshore islands. Marble fireplace. Door to the entrance hall and door to the kitchen/breakfast room.

Kitchen/Breakfast Room 19'5 x 9'10

A stylish range of Siematic cream gloss units with granite worksurfaces (incorporating a double bowl stainless sink with waste disposal) and splashbacks. Tiled floor with granite insets. Window to the front overlooking the driveway. The breakfast area has full height windows overlooking the garden towards the islands and is open to the sitting room. Door to the preparation room.

Appliances: Gaggenau appliances include:- large fan oven with two heated drawers, fan oven with microwave over, a further, six ring ceramic hob (four induction rings) with pull-out extractor and under counter fridge. Neff American-style fridge/freezer Miele dishwasher.

Preparation Room 8'9 x 5'5 measured against a wall of matching Siematic units.

Matching granite work surfaces incorporating a stainless steel sink (with waste disposal) and matching splashbacks. Built-in larder fridge. Window to front overlooking the drive. Tiled floor with granite insets. Door to the side lobby.

Returning to the Kitchen/Breakfast Room and opening to:

Sitting Room 22'6 x 15'4

Enjoying a double aspect with full height windows and sliding doors accessing both the east facing terrace (sea and offshore island views) and the pool terrace. Smart wood Siematic dresser with glass fronted illuminated display cabinets. Door to the side hall and:

Dining Room 15'11 x 13'5

Sliding patio door to the east terrace and garden – sea and island views and full height window overlooking the pool terrace.

Returning to the sitting room and door to...

Side Hall 12'11 x 8'7

8'run of fitted light oak cloaks/storage cupboards. Full height window overlooking the pool terrace. Half glazed door to the side lobby and half glazed door to...**Family Room 32' x 15'9**

Door to a shelved linen cupboard and further double door cupboard housing the electrics and security

system. Double sliding door to the garden area behind the garage and further sliding doors and full height window to the pool terrace. Half glazed double doors to:

Gym/Study 35'6 x 13'

The first part of the room is used as a study and CCTV viewing screen (4 cameras). The remainder of the room is designated to gym equipment. Full height windows and sliding doors access the pool terrace.

Returning to the Side Hall and half glazed door to:

Side Lobby 8'10 x 3'8

Tiled floor. Opening to the laundry, door to the preparation room and::

Separate wc 2

White 3 piece Villeroy & Boch suite comprising a wall mounted wash hand basin, urinal and wc. Tiled walls and floor.

Laundry 15' x 7'9

Moben units with polished granite work surfaces incorporating an acrylic 1 ½ bowl sink and drainer with waste disposal. Matching splashbacks. Built-in storage cupboard Window and door to the front drive and doors to the garage and boiler room

Appliances: Miele washing machine and matching tumble dryer. Tiled floor.

Boiler Room 13' x 7'11

Two Grant oil fired central heating condensing boilers and two Range Tribune water heaters with pressurised water systems. Storage cupboard. Shelving. Central Beam vacuuming system.

Double Garage 18' x 17'8

Electrically operated double up and over door to the front. Fitted wall cupboards. Thermostatically controlled wall mounted heater. Window to side. Access to loft **NB** Plans have been passed to extend the garage if required

OUTSIDE

Electrically operated cast iron double gates open to a tarmacadam drive and parking area. Access to the garage. Portico supported by two granite pillars and area of stone paving runs from the exterior of the kitchen to bedroom 4.

From the drive a lawn bordered by well maintained mature hedging sweeps around the property widening to the rear. Continuation of hedge boundary. Shrubbery borders. Sheltered terrace beside the kitchen/breakfast and sitting room. Paving continues along the gable to the central pool terrace – sheltered and private with heated swimming pool with electrically operated Roldeck pool cover. Sliding doors to the gym/study, family room and sitting room.

A wide paved path continues along the gable of the gym and around to the front drive past the **Plant Room** (with filtration equipment for the pool and borehole) and the oil tank. Attractive shrubbery beds and rockery. Mature well kept hedge boundaries.





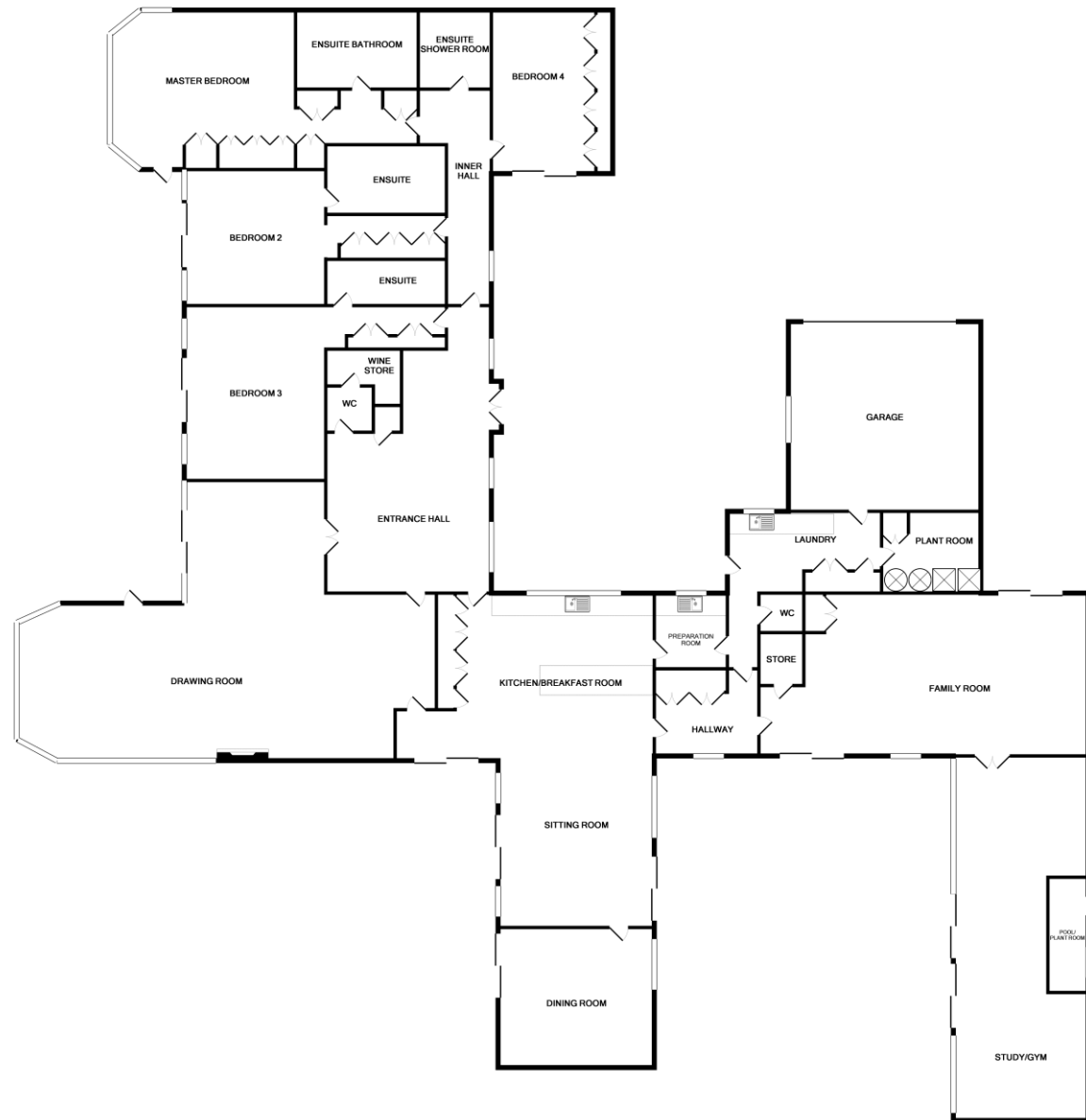








Aerial courtesy of Digimap



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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 as to their operability or efficiency can be given.
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Including All carpets, curtains, blinds, light fittings and appliances as listed

Services: Mains water (including borehole), electricity & drainage. Oil fired central heating (fan controlled German system through vents in rooms and under floor heating in the bath/shower rooms), Central vacuuming system, CCTV security system, smoke alarms hardwired throughout, uPVC double glazing.

Perry's ref: 25 G4 Cadastre: A41110A076

These particulars are supplied on the understanding all negotiations are conducted through this office.
We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.

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