



Chamberlain House

POA

76 York Way, Fort George, St Peter Port, GY1 2SY

OPEN MARKET

An exceptionally well-presented bungalow enjoying an elevated position on the prestigious Fort George development enjoying excellent sea views towards our offshore islands.

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.

School catchment: Vauvert Primary & Les Varendes

Key facts



4 4 5

- 4 excellent bedroom suites
- Elevated position with sea views on Fort George
- Flexible accommodation
- Courtyard with pool and manageable gardens
- Very well maintained

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GUERNSEY'S ESTATE AGENT

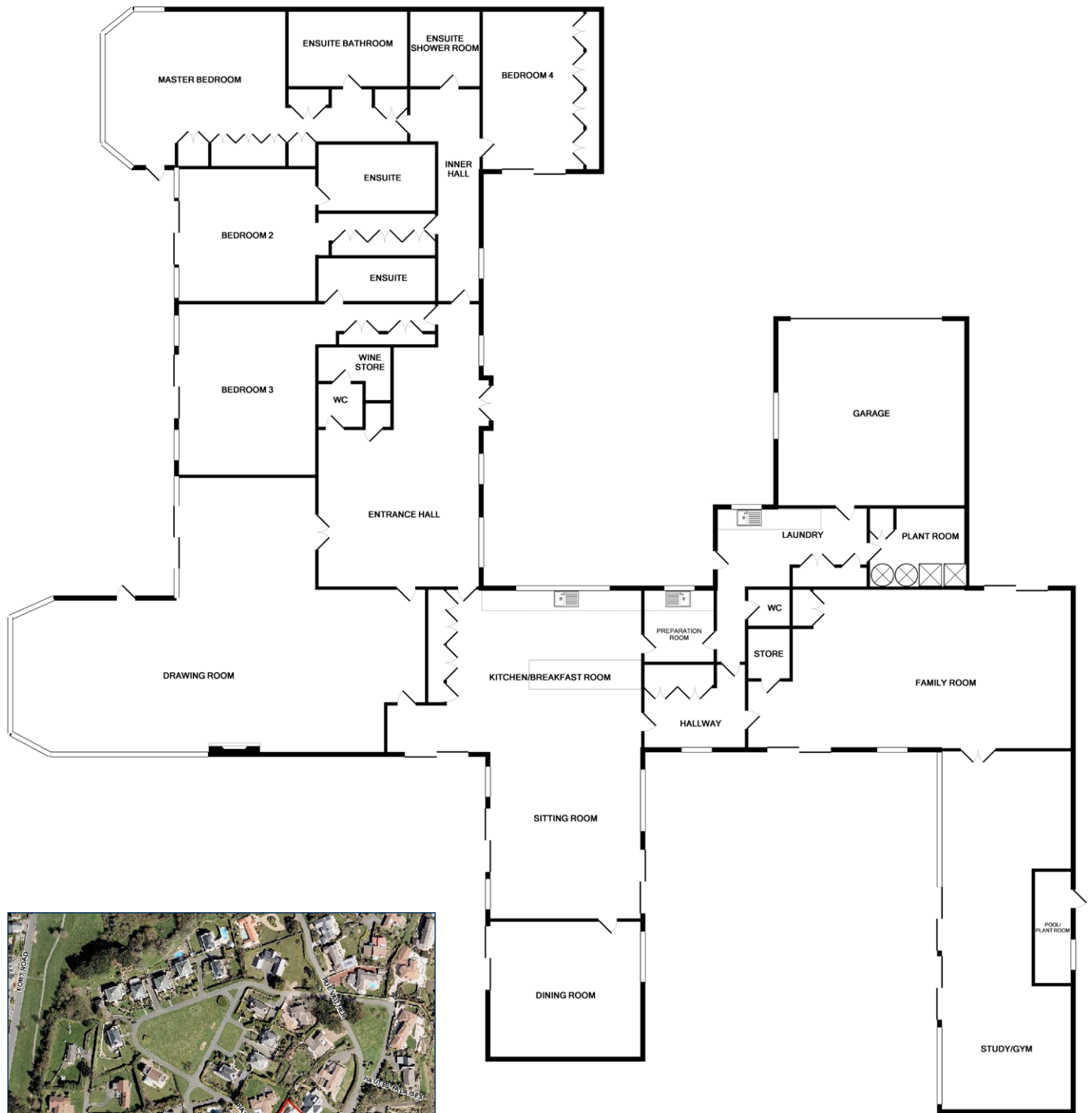








Floorplan



Mapping / Aerial Photography
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Entrance hall

23'6 x 7'5 max + 8'10 x 8'
(7.2m x 2.3m + 2.7m x 2.4m)

Cloaks cupboard

Sep wc

4'9 x 4'5 (1.45m x 1.35m)
Villeroy & Boch white 2 piece suite

Wine store

7'10 x 4'10 (2.4m x 1.5m)
Appliance: Hotpoint larder fridge

Drawing room

38'11 x 16'11 + 16'6 x 12'9
(11.8m x 5.1m + 5m x 3.9m)
Marble fireplace. Sliding doors to the garden. Large windows offer excellent views of the offshore islands

Kitchen/breakfast room

19'5 x 9'10 (5.9m x 3m)
Cream gloss Siematic base and wall units with granite work surfaces incorporating a double bowl sink unit with waste disposal. The breakfast area has full height windows overlooking the garden towards the islands.

Gaggenau Appliances:

Large fan oven with 2 heated drawers
Fan oven with microwave
6 ring ceramic hob (4 induction rings)
Pull out extractor
Under counter fridge.
Neff American style fridge/freezer
Miele dishwasher

Preparation room

8'9 x 5'5 (2.7m x 1.7m)
Matching Siematic units and granite worksurfaces incorporating sink with waste disposal.

Appliance: Built-in larder fridge

Sitting room

22'6 x 15'4 (6.8m x 4.7m)
Double aspect with full height windows and sliding doors accessing east terrace and pool terrace. Siematic dresser with glass fronted illuminated display cabinets.

Dining room

15'11 x 13'5 4.8m x 4.1m)
Sliding door to the east terrace and garden, full height windows overlooking pool terrace.

Side hall

12'11 x 8'7 (4m x 2,7m)
8' (2.4m) run of light oak cloaks/ storage cupboards.

Family room

32' x 15'9 (9.75m x 4.8m)
Shelved linen cupboard and further cupboard housing electrics and security system.

Gym/study

35'6 x 13' (10'8 x 4m)
CCTV viewing screen (4 cameras).
Sliding doors to the pool terrace.

Side lobby

8'10 x 3.8 (2.7m x 1.1m)

Sep wc

White 3 piece Villeroy & Boch suite

Laundry

15' x 7'9 (4.6m x 2.4m)
Moben units with granite worktops incorporating acrylic sink with waste disposal.

Appliances:

Miele washing machine
Miele tumble dryer

Boiler room

13' x 7'11 (4m x 2.4m)
Two grant oil fired condensing boilers, two Range Tribune water heaters with preassurised water systems. Central Beam vacuuming system.

Inner hall

16'3 x 3'9 (4.9m x 1.1m)

Bedroom suite 3

11'11 x 3'2 opening to 16'8 x 14'1.
(3.7m x 1m + 5m x 4.3m)
Wall of light oak wardrobes. Sliding doors to the east terrace. Island and sea views.

En suite bathroom

11'7 x 5'11 (3.53m x 1.80m)
White 4 piece suite. Fully tiled with underfloor heating.

Bedroom suite 2

11'11 x 3'4 opening to 16'1 x 13'5
(3.7m x 1m + 4.9m x 4.1m)
Wall of light oak wardrobes. Sliding doors to the east terrace. Island and sea views.

En suite bathroom

11'8 x 5'8 (3.56m x 1.73m)

White 3 piece suite. Fully tiled with underfloor heating.

Bedroom 1 suite

13'10 x 3'3 opening to 22' x 13'6 (4.2m x 1m + 6.7m x 4.1m)

Wall of Mark Wilkinson wardrobes with matching bedroom furniture. Glazed seating area with views over the garden to the offshore islands.

En suite bathroom

13'11 x 8' (3.99m x 2.44m)

White 7 piece Villeroy & Boch suite. Fully tiled with underfloor heating.

En suite shower room

8'1 x 7'5 (2.46m x 2.21m)

White Villeroy & Boch 4 piece suite. Fully tiled with underfloor heating.

Bedroom 4

16'4 x 9'11 (5m x 3m)

Wall of fitted light oak wardrobes and matching bedroom furniture including a shelved bedhead. Sliding door to the patio and drive.

EXTERIOR

Front

Electrically operated cast iron double gates open to a tarmacadam drive and parking area.

Double garage

18' x 17'8 (5.5m x 5.4m)

Electric up and over door. Access to loft. NB plans have been passed to extend the garage if required.

From the drive a lawn bordered by well-maintained mature hedging sweeps around the property widening to the rear.

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.

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

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

Finding the property: Come through the main arch, turn right into Rue Vautier continue past the large Pine trees on your right, take the right bend and Chamberlain House is the first property on the right

Perry's ref: 23 G4

TRP 682 (7340 sq ft Total)

What3words: resting.goggle.crunch

CONTACT OUR LOCAL MARKET TEAM



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