



# Hautes Espoires

Oatlands Lane, St Sampson's GY2 4FD

£835,000

LOCAL MARKET

SOLE AGENT

Bright and spacious family home situated in a quiet lane in a convenient location for schools and amenities.

The well proportioned accommodation provides good living spaces along with 4 bedrooms. Externally there is two parking areas providing ample spaces with a lawned fore garden in front of the cottage, a good sized garage and a smart south facing garden.

School catchment: Vale Primary and St Sampson's High

## Key facts



- Detached family home
- Bright and spacious throughout
- Lawned south facing garden
- Ample parking and garage
- Convenient for schools and amenities

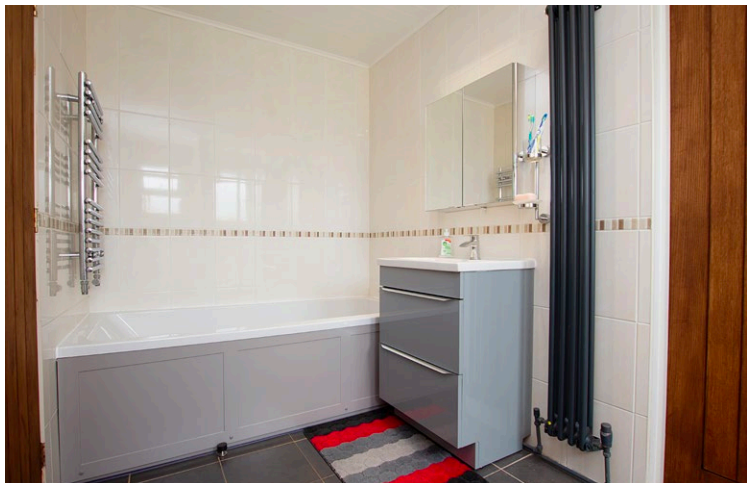
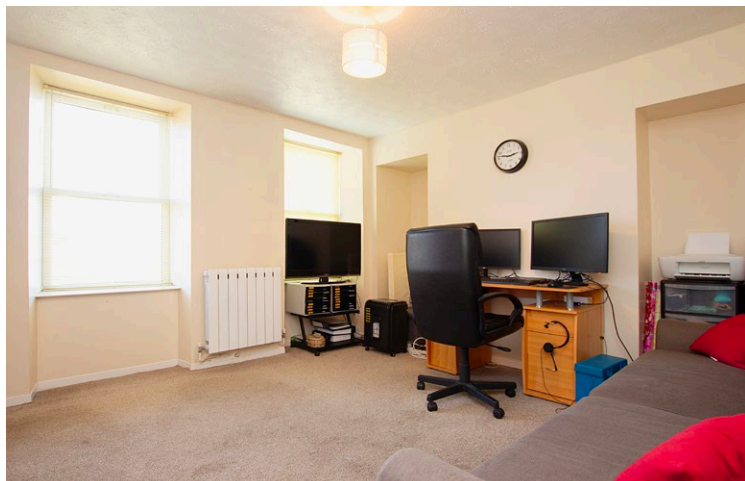
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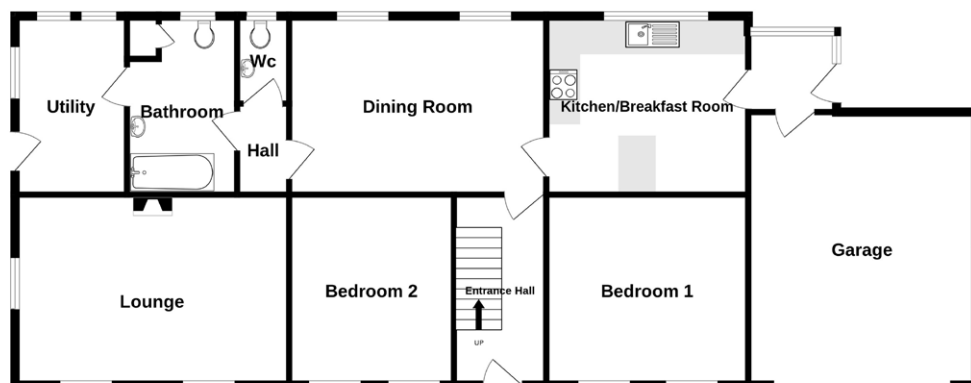




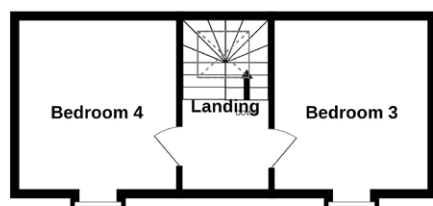


## Floorplan

GROUND FLOOR



1ST FLOOR



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## Entrance hall

12' x 5'7 (3.7m x 1.7m)

## Dining room

16'6 x 10'8 (5m x 3.3m)

## Lounge

17'4 x 13'4 (5.3m x 4.1m)

## Kitchen/Breakfast room

12'10 x 11'4 (4m x 3.5m)

### APPLIANCES

- AEG oven
- AEG 4 ring hob and extractor fan
- AEG microwave/oven
- Integrated fridge/freezer
- AEG dishwasher

## Porch

5'6 x 5'3 (1.7m x 1.6m)

## Garage

18'9 x 14'7 (5.7m x 4.5m)

## Bedroom 1

11'9 x 11'9 (3.6m x 3.6m)

## Bedroom 2

11'9 x 10'7 (3.6m x 3.3m)

## Inner hall

6'2 x 3' (1.9m x 0.9m)

## Separate WC

4'10 x 3' (1.5m x 0.9m)

## Bathroom

11'7 x 5'9 (3.6m x 1.8m)

## Utility

11'7 x 7'3 (3.6m x 2.2m)

### APPLIANCES

- Washing machine
- Candy tumble dryer

## FIRST FLOOR

## Landing

6'10 x 5'5 (2.1m x 1.7m)

## Bedroom 3

11'8 x 10'2 (3.6m x 3.1m)

## Bedroom 4

11'4 x 10' (3.5m x 3.1m)

## EXTERIOR

The property is approached off the lane over a tarmac drive providing ample parking, a lawned fore garden spans the front of the cottage and a further parking area.

There is access down the side of the house to the south facing lawned garden enclosed by timber fencing.

**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:** Turn left out of Oatlands Village and left into Oatlands Lane, after the access to the (temporary) GROW Ltd site, Hautes Espoires is the 4th house on the right.

**Perry's ref:** 10 B2

**what3words:** snails.evolved.cricket

**TRP:** 201

## CONTACT OUR LOCAL MARKET TEAM



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