



# White Horses

Baugy Estate, Route de Jerbourg, St Martin's GY4 6BE

## £1,200,000

LOCAL MARKET

SOLE AGENT

A detached bungalow situated in a highly sought after area on the east coast with panoramic views over agricultural fields and the offshore islands.

The property offers spacious living accommodation and has been designed with large windows to take advantage of the spectacular views.

A low maintenance garden wraps around the property and a patio makes an ideal space for al fresco dining and entertaining, the property also benefits from a garage and parking for three cars.

School catchment: St Martin's Primary and Les Beaucamps High

### Key facts



- Detached bungalow
- Highly sought after location
- Spectacular views
- Garage and parking for 3 cars
- Excellent potential

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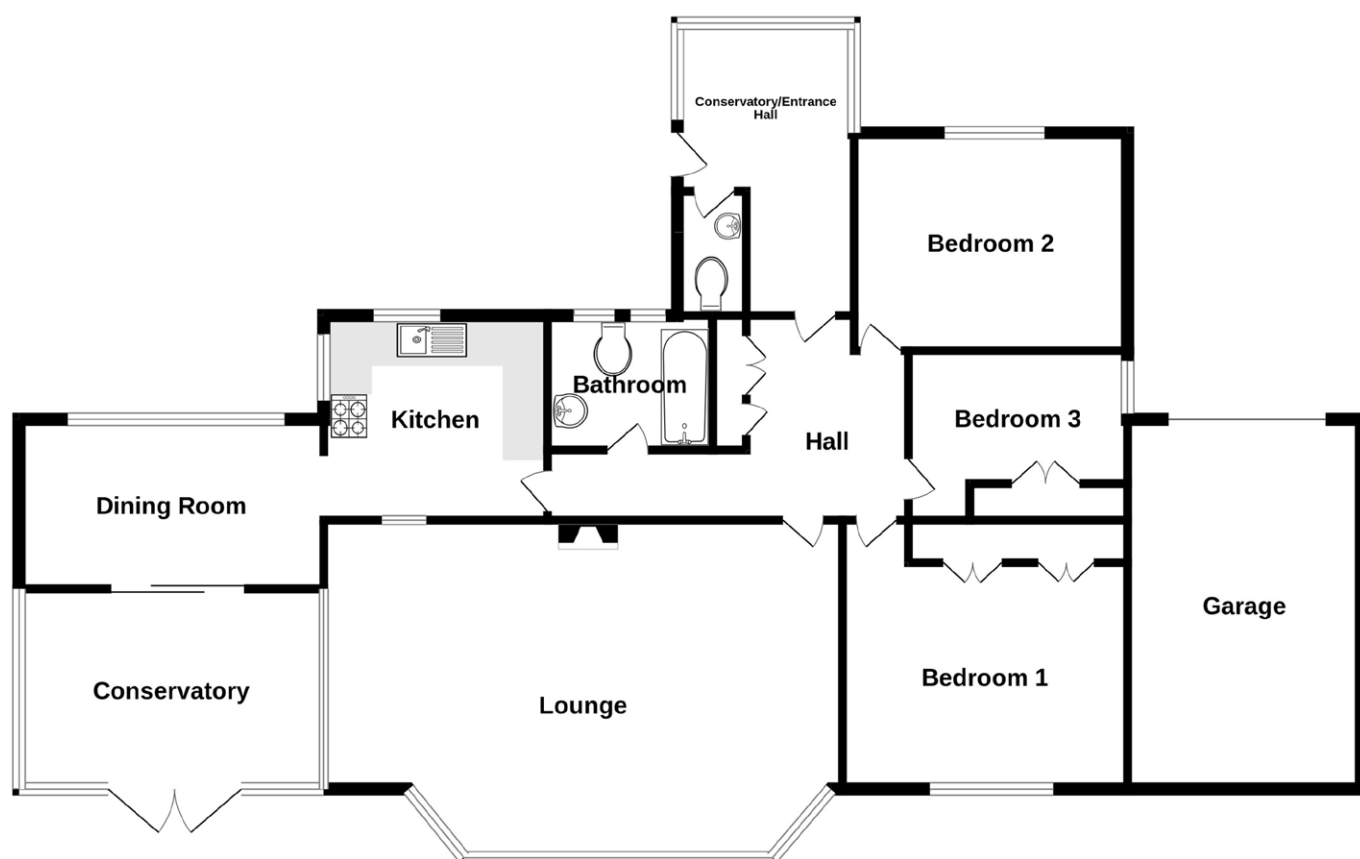






## Floorplan

### GROUND FLOOR



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## GROUND FLOOR

### Entrance/Conservatory

12'4 x 6' (3.8m x 1.8m)

### Inner hall

### Lounge

23'2 x 19'2 (7.1m x 5.8m)

### Kitchen

10' x 9'2 (3.1m x 2.8m)

### Dining room

13' x 7'7 (4m x 2.3m)

### Conservatory

13'8 x 9' (4.2m x 2.7m)

### Bedroom 1

11'8 x 11'5 (3.6m x 3.5m)

### Bedroom 2

10'5 x 9'9 (3.2m x 3m)

### Bedroom 3

9' x 8'9 (2.7m x 2.7m)

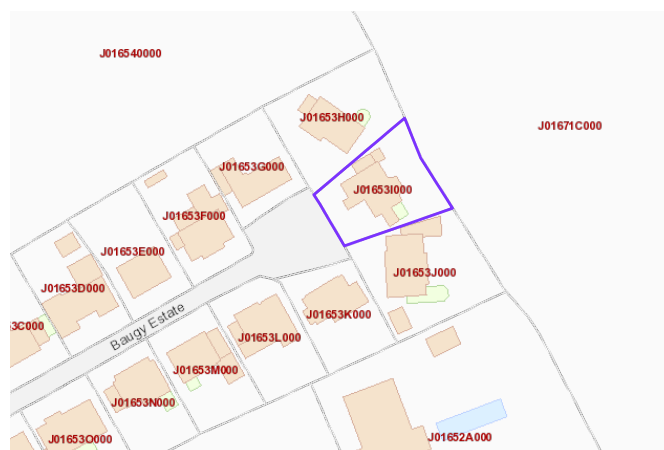
### Bathroom

7'4 x 6' (2.2m x 1.8m)

### Separate WC

## EXTERIOR

Approached off the clos road over a driveway providing parking for 3 cars



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## Garage

16'6 x 9' (5m x 2.7m)

The lawned foregarden bounds the road by mature hedging, a sun terrace gives access to the front door.

The rear garden is mainly laid to lawn with central pond and water feature. Two timber garden sheds. Steps up to the flat roof and raised patio area offering an ideal al fresco entertaining area with fantastic sea and offshore island views over agricultural fields.

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed. Washing machine is not included.

**Services:** Mains electricity and water, cesspit drainage (there is mains drains in the clos road), oil central heating, mains gas for cooker, uPVC double glazing.

**Perry's ref:** 31 F3

**what3words:** roofer.fillers.sleeps

**TRP:** 172

## CONTACT OUR LOCAL MARKET TEAM



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