



Otterington

Rue Cauchez, St Martin's. GY4 6PG

£3,375,000

OPEN MARKET

JOINT AGENT

This substantial family home stands on a generous walled-in corner site affording considerable privacy and excellent family accommodation including exceptionally well proportioned reception rooms.

Externally there are well tended gardens including a charming sunken patio, large decked entertainment terrace, further paved sun terraces, ample parking, detached block built double garage and newly built oak garage with covered carport and guest accommodation above. The current owners have also added a health suite with Spa and Steam room.

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

Key facts



- Substantial private family home
- Well proportioned rooms with ample living space
- Separate guest accommodation
- Mature, private and well maintained gardens
- Convenient St Martin's location

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



**cooper
brouard**
GUERNSEY'S ESTATE AGENT



















Floorplan



Made with Metropix ©2023

Porch

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

Entrance hall

14'9 x 12'9 (4.5m x 3.9m)

Cinema room

17'7 x 14' (5.3m x 4.3m)

Dining room

20'2 x 16'9 (6.1m x 5.1m)

Drawing room

39' x 12'8 (11.8 x 3.9m)

Morning room

46'2 x 13'7 (14.9m x 4.2m)

Kitchen

17'9 x 12'5 (5.4m x 3.8m)

APPLIANCES

- Hotpoint double oven
- Gasland chef hob
- Hotpoint washing machine
- Hoover dryer
- Indesit oven and hob
- Hotpoint freestanding fridge
- Hotpoint washer/dryer

Study

13'9 x 11'9 (4.2m x 3.6m)

Separate WC**First Floor****Landing**

11' x 8' (3.4m x 2.4m)

Bedroom 1

16'9 x 12'3 (5.1m x 3.7m)

Bedroom 215' x 13'9 max
(4.6m x 4.2m)**Ensuite shower room**

9'5 x 6'3 (2.9m x 1.9m)

Bedroom 3

16' x 12'6 (4.9m x 3.8m)

Shower Room

8'3 x 8'2 (2.5m x 2.5m)

Second Floor**Landing**13'6 x 7'3 narrowing to 3'6
(4.1m x 2.2m, 1.1m)**Bedroom 4**

16'9 x 12'3 (5.1m x 3.7m)

Bedroom 5

13'3 x 12'3 (4.1m x 3.7m)

Bathroom

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

Basement**Wine Cellar****EXTERIOR**

The house is approached from the road onto a private driveway lined with mature shrubbery borders. Electrically operated iron gates open onto the driveway and continue past the front of the property to a turning space in front of a newly erected oak garage and car port.

Oak Garage: 30' x 20'10" with Car Port: 20' x 16'6" to the front providing parking for a further 2 cars.

Extensive lawned gardens sweep around the rear of the property incorporating mature trees, shrub beds and a wonderful sunken paved sun terrace surrounded by mature shrubs and rockery.

Directly outside the property is a wide sun terrace that runs from the Breakfast Area round to the rear of the double garage. The area has a brick surround and a rectangular raised bed with shrubs.

Studio

24' x 13'9 (7.3m x 4.2m)

Bathroom

7' x 6' (2.1m x 1.8m)

Bedroom

14'4 x 10'9 (4.4m x 3.3m)

Health Spa

23'4 x 15'9 (7.1m x 4.8m)

Sauna and steam room

Exterior spiral staircase leads up to the loft 13'4 x 10' (4.1m x 3.1m) and storage 10' x 7' (3.1m x 2.1m).

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

Services: Mains electricity, water, drainage. Borehole irrigation. Oil fired central heating, uPVC double glazing.

Finding the property: travelling along Rue Poudreuse into Rue Cauchez, with the entrance to Les Merriennes on the left, continue round the left hand corner and Otterington is the first drive on the left.

Perry's ref: 24 C4

what3words: proprietary.feisty.superbly

TRP: 837

CONTACT OUR OPEN MARKET TEAM**Matt****Ross****Ben****Liz****Courtney**

La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

