



Les Hautgards

Rue des Hautgards, Vale, GY3 5HZ

£2,570,000

OPEN MARKET

JOINT AGENT

A substantial listed Victorian villa located in quiet lanes close to L'Ancrese common, golf course and nearby sandy beaches.

Beautifully maintained and presented throughout, Les Hautgards is a fine example of its period retaining much of its original charm including impressive 9'6 high ceilings and large dual aspect windows (east/west facing) providing plenty of natural light.

Excellent reception rooms provide ample space for family living with doors at the rear opening to split level patio areas surrounding a pool, perfect for summer entertaining. The remaining mature gardens are private and well-maintained with an added bonus of a small field and handy shed.

School catchment: Vale primary & St Sampson's high school

Key facts



- Elegant listed 4 bedroom Victorian villa
- Well-proportioned accommodation with high ceilings
- Ample parking and garage
- Secluded well maintained private gardens with pool
- Adjoining field

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GUERNSEY'S ESTATE AGENT















Entrance Hall

21'10" x 7'5" (6.7m x 2.3m)

Sitting room

17'6" x 14'6" (5.3m x 4.5m)

Dining room

18' x 14'6" (5.5m x 4.5m)

Kitchen/dining area

29'2" x 16'6" (8.8m x 5m)

APPLIANCES

- Bosch oven and grill
- Zanussi fridge/freezer
- Bosch induction hob
- Electrolux dishwasher
- Hotpoint freezer

Sun room

23'7" x 14'2" (7.2m x 4.3m)

Rear hall

7'9" x 3'9" (2.4m x 1.1m)

Utility

8'3" x 6'3" (2.5m x 1.9m)

APPLIANCES

- Meile washing machine
- Indesit dryer

Separate WC

5'6" x 4'6" (1.7m x 1.4m)

FIRST FLOOR

Half landing

Study

12'2" x 7'10" (3.7m x 2.4m)

Front landing

Bedroom 1

17'11" x 13'10" (5.5m x 4.2m)

Ensuite shower room

8'1" x 6'10" (2.5m x 2.1m)

Bedroom 2

17'11" x 13'10" (5.5m x 4.2m)

Ensuite shower room

5'5" x 5' (1.7m x 1.5m)

SECOND FLOOR

Half landing

Family bathroom

12'6" x 7'9" (3.8m x 2.4m)

Front landing

Bedroom 3

15'2" x 14'6" (4.6m x 4.5m)

Bathroom

7'11" x 5'9" (2.4m x 1.8m)

Bedroom 4

15'1" x 13'6" (4.6m x 4.1m)

EXTERIOR

Front: Ornate iron railings over low height walls with gate opening to a lawned garden with central gravel path to the front door. Path to the rear garden.

Rear: The property is approached from the lane over a gravel drive providing ample parking and turning space. Access to the Garage 16'8" x 11'4" (5m x 3.5m). Oil tank.

Directly behind the property are split level patios, colourful shrubbery beds, a summer house (9'10" x 8'3" and swimming pool. The pool, 30' x 15' (9.1m x 4.6m) is heated by the central heating boiler or solar panels (located on an area of lawn to the side). Pool pump house and domestic wooden garden shed 12' x 6' (3.7m x 1.8m)

Beyond the drive is a further area of garden 46m x 26m approx, lawned with mature and newly planted trees with access to a small field behind a high granite wall with block built shed 24' x 15' (7.3m x 4.6m).

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

Services: Mains electricity, water, drainage, oil central heating, wooden single and double glazed windows. Solar panels provide heat for the swimming pool.

what3words: speak.pasting.equal

TRP: 430 LISTED

CONTACT OUR OPEN MARKET TEAM



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