

Park View

La Route Du Braye - Vale - GY3 5QL

Price £750,000



REF: **2352**

TRP: **261**



- A large 5 double bedroom Victorian property.
- Flexible living arrangements for multi generational family's.
- Lounge, dining room, double bedroom, study, bathroom, WC & kitchen/breakfast on the ground floor.
- Two double bedrooms, bathroom, nursery room & kitchen/diner on the first floor.
- Two double bedrooms & a bathroom on the second floor, ample parking to front & enclosed rear garden.
- Perry's Guide - Page 11 E2.

















GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PORCH 1.9m (6'3") x 1m (3'3")

Half glazed uPVC front door leading into porch with double doors with glazed side panels into entrance hall. Cupboard housing incoming electrics.

ENTRANCE HALL 5.09m (16'8") x 1.9m (6'3")

Staircase to first floor with large storage cupboard understairs, suitable for coats shoes and general storage. Door to inner hall.

INNER HALL

Door into dining room and opening through with doors into bedroom and study, WC, bathroom and kitchen/breakfast. Door to rear garden.

DINING ROOM 4.36m (14'4") x 3.71m (12'2")

With window to rear non working fireplace and two radiators. Double door through to lounge.

LOUNGE 4.13m (13'7") x 3.96m (13'0")

Splayed bay window to front with seating, together with built-in cupboards to one corner. Double doors to dining room. Two radiators.

BEDROOM 4.93m (16'2") x 2.91m (9'7")

Window to front. Two radiators.

STUDY 2.63m (8'8") x 1.98m (6'6")

Window to rear. Radiator.

KITCHEN/BREAKFAST 4.97m (16'4") Max x 3.35m (11'0") Max

Range of floor and wall units. Cooke and Lewis oven, Creda hob with Whirlpool extractor over. Stainless steel sink and drainer. Tiled floor. Cupboard housing hot water cylinder. Windows side and rear. Radiator.

BATHROOM 1.64m (5'5") x 1.52m (5'0")

Window to side. Bath with shower over and side screen. Wash hand basin. Radiator.

WC 1.65m (5'5") x 0.92m (3'0")

Window to side. Tiled floor WC and radiator.

FIRST FLOOR**LANDING 5.3m (17'5") x 1.91m (6'3")**

Landing with access to all first floor rooms. Staircase to second floor.

BEDROOM 4.35m (14'3") Max x 3.98m (13'1")

Double bedroom with 2 windows to front 1 side. False fire. 2 radiators.

BEDROOM 4.15m (13'7") x 3.73m (12'3")

Double bedroom with window to rear. Radiator.

KITCHEN/DINER 5.05m (16'7") Max x 4.93m (16'2") Max

Range of floor & wall units. Cooke and Lewis built in oven. Whirlpool hob with extractor over. 2 bowl stainless steel sink with drainer. Space for fridge/freezer. Area for dining table. Window to rear. Window and door to side providing access to staircase down to rear garden. Radiator.

BATHROOM 2.5m (8'2") Max x 2.42m (7'11")

2 windows to side. Bath, wash hand basin, bidet and WC. Fully tiled walls. Shower over bath with side screen. Cupboard housing hot water.

NURSERY/BOX ROOM 2.24m (7'4") x 1.9m (6'3")

With window to front and radiator.

SECOND FLOOR**LANDING**

Eaves storage cupboard. Doors to all second floor rooms. Window to Gable.

BEDROOM 3.95m (13'0") Max x 3.6m (11'10") Into Eaves

Dormer window to front. Built in wardrobes with sliding doors. Radiator.

BEDROOM 3.98m (13'1") Max x 2.96m (9'9") Into Eaves

With Velux roof window to rear. Radiator.

BATHROOM 1.94m (6'4") x 1.65m (5'5") Into Eaves

Fitted with bath, wash hand basin and toilet. Fully tiled walls. Roof window to front. Radiator.

EXTERNAL**FRONT**

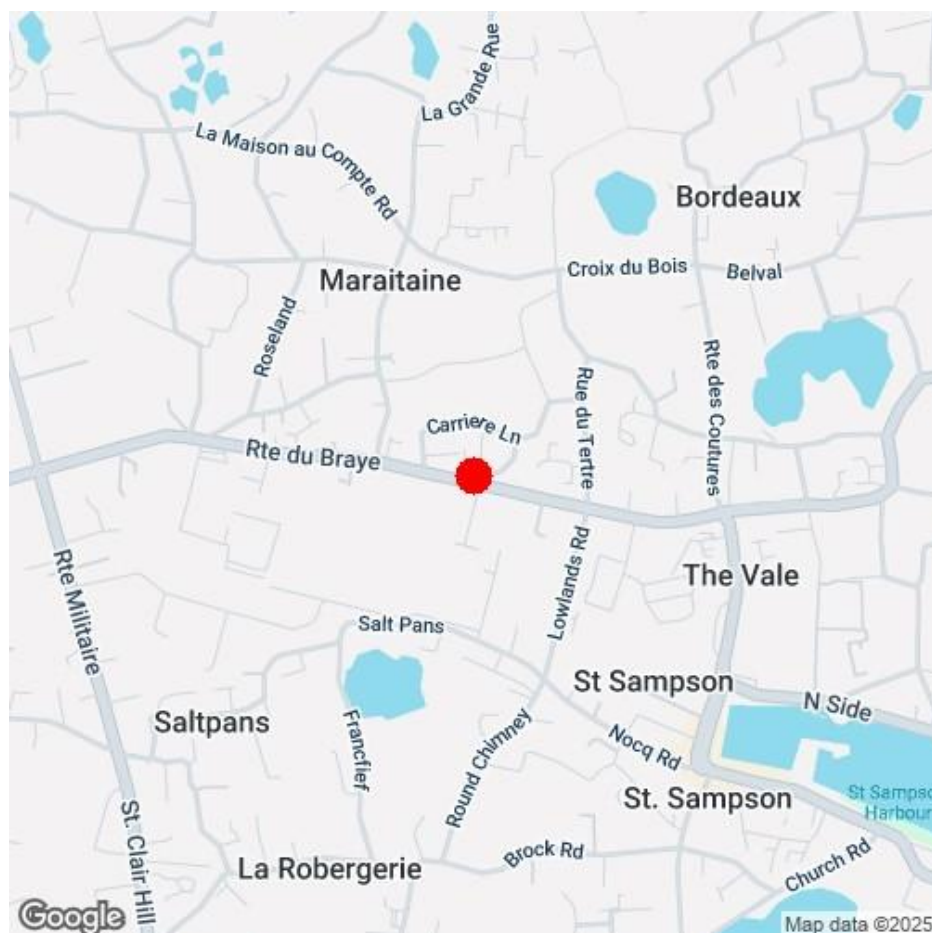
Front driveway finished with gravel providing parking for multiple cars. Granite boundary wall.

REAR

Mainly laid to hard landscaping. Oil storage tank. External boiler. Door to boiler house with second boiler. Metal staircase up to 1st floor.

Note pathway to West purely for maintenance or for oil delivery, etc. etc. by prior notice

Chateaux Estates are pleased to offer to the market "Park View" a large 5 bedroom Victorian property with flexible living options for either a large family, a multi-generational requirement or even the potential to let part of the house for a rental income. Currently comprises lounge, dining room, double bedroom, study, bathroom, WC & kitchen/breakfast room on the ground floor with two double bedrooms, bathroom, nursery room & kitchen/diner on the first floor, two double bedrooms & a bathroom on the second floor. Formerly the property was setup as two units with a one bedroom + study unit on the ground floor with a second 3 bedroom unit on the first & second floors. Large gravel driveway to front providing parking for up to 6 cars and a fully enclosed garden to rear accessible via the rear hall on the ground floor or an external staircase from the first-floor kitchen/diner. All in all this is a fantastic property that can be flexible to suit your needs. Please call 244544 to view today.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: FTTP

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Cooke and Lewis oven, Creda hob with Whirlpool extractor over. Cooke and Lewis built in oven. Whirlpool hob with extractor over.

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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