

Beauvoir

Les Petites Capelles Road - St Sampson - GY2 4GX

Price £695,000

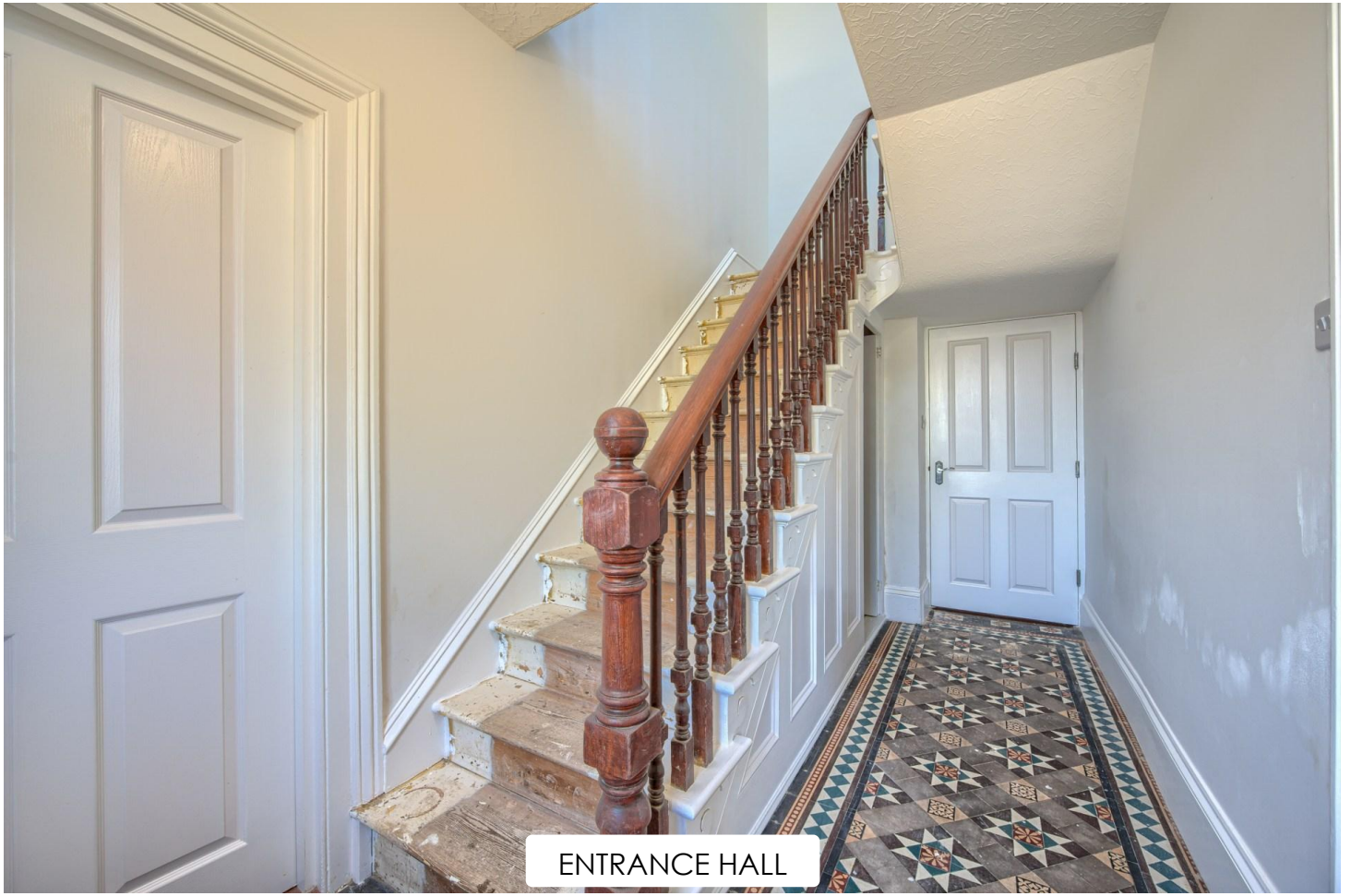


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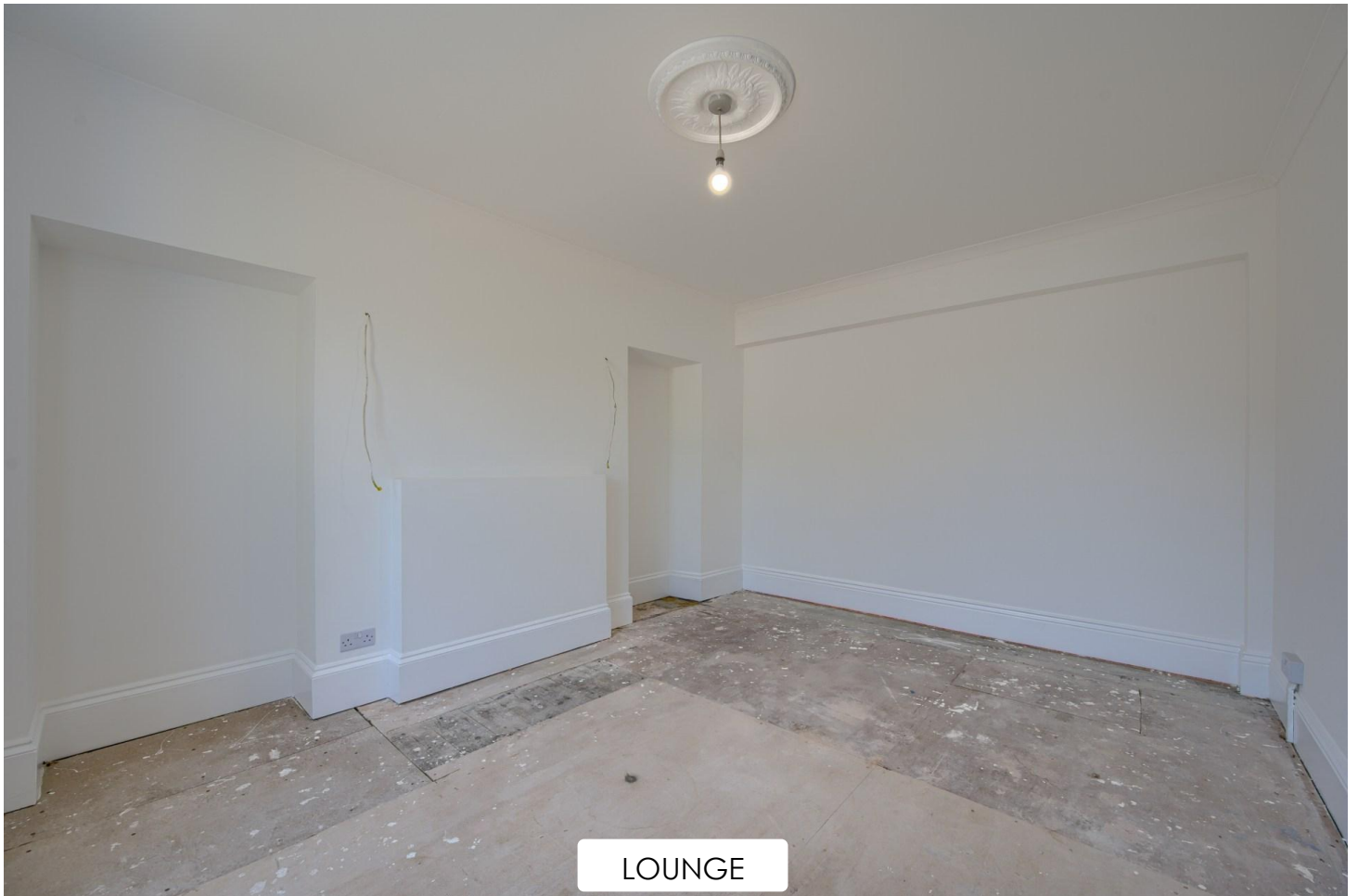
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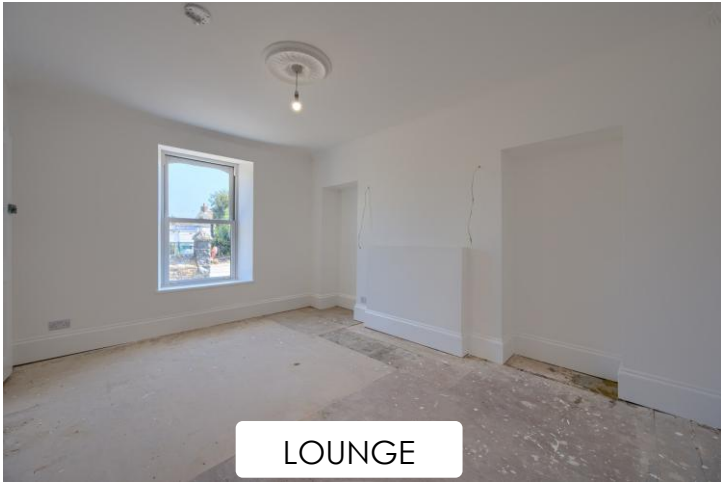
- A detached 5/6 bedroom Victorian house.
- Walking distance to local schools, shops and Oatlands Village.
- Comprises kitchen, dining room, lounge, 2nd reception/bed 6 on the ground floor.
- 3 double bedrooms & 2 shower rooms on the first floor with 2 further double bedrooms on the second.
- Redecorated inside & out, new owners to fit new floor coverings & landscape rear garden.
- Parking for 4 cars.



ENTRANCE HALL



LOUNGE



LOUNGE



RECEPTION ROOM/BED 6



RECEPTION ROOM/BED 6

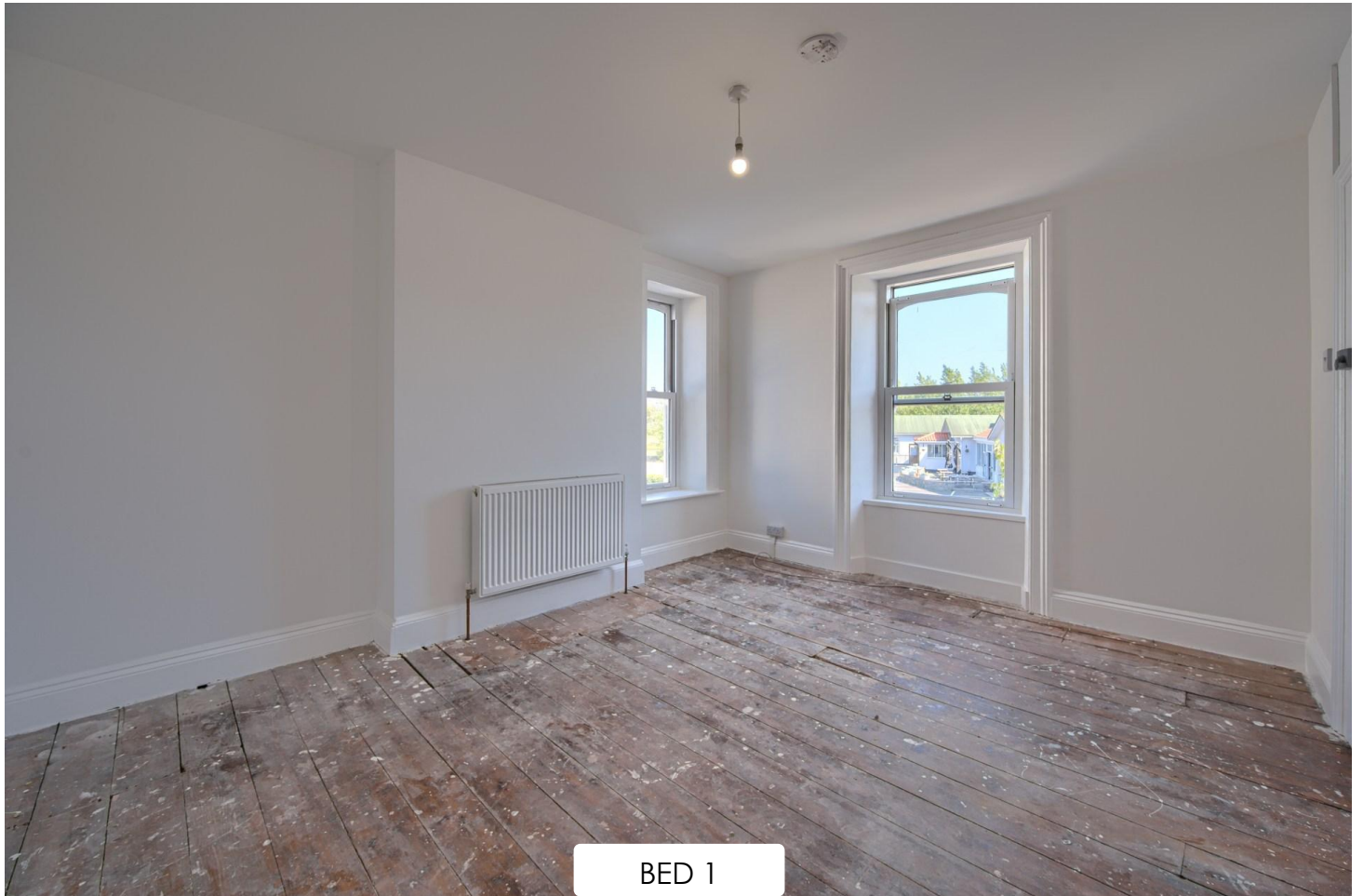


KITCHEN



KITCHEN





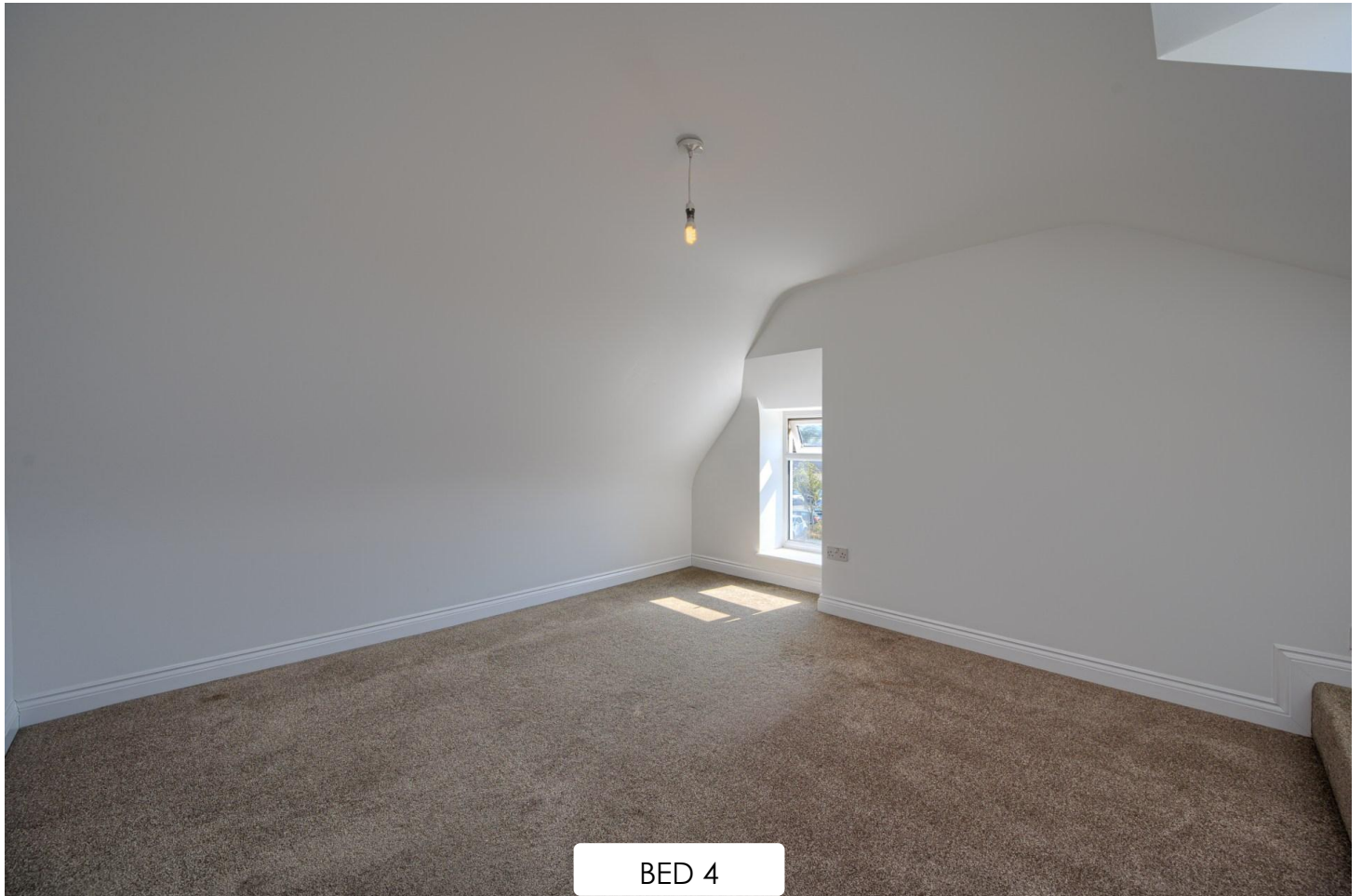


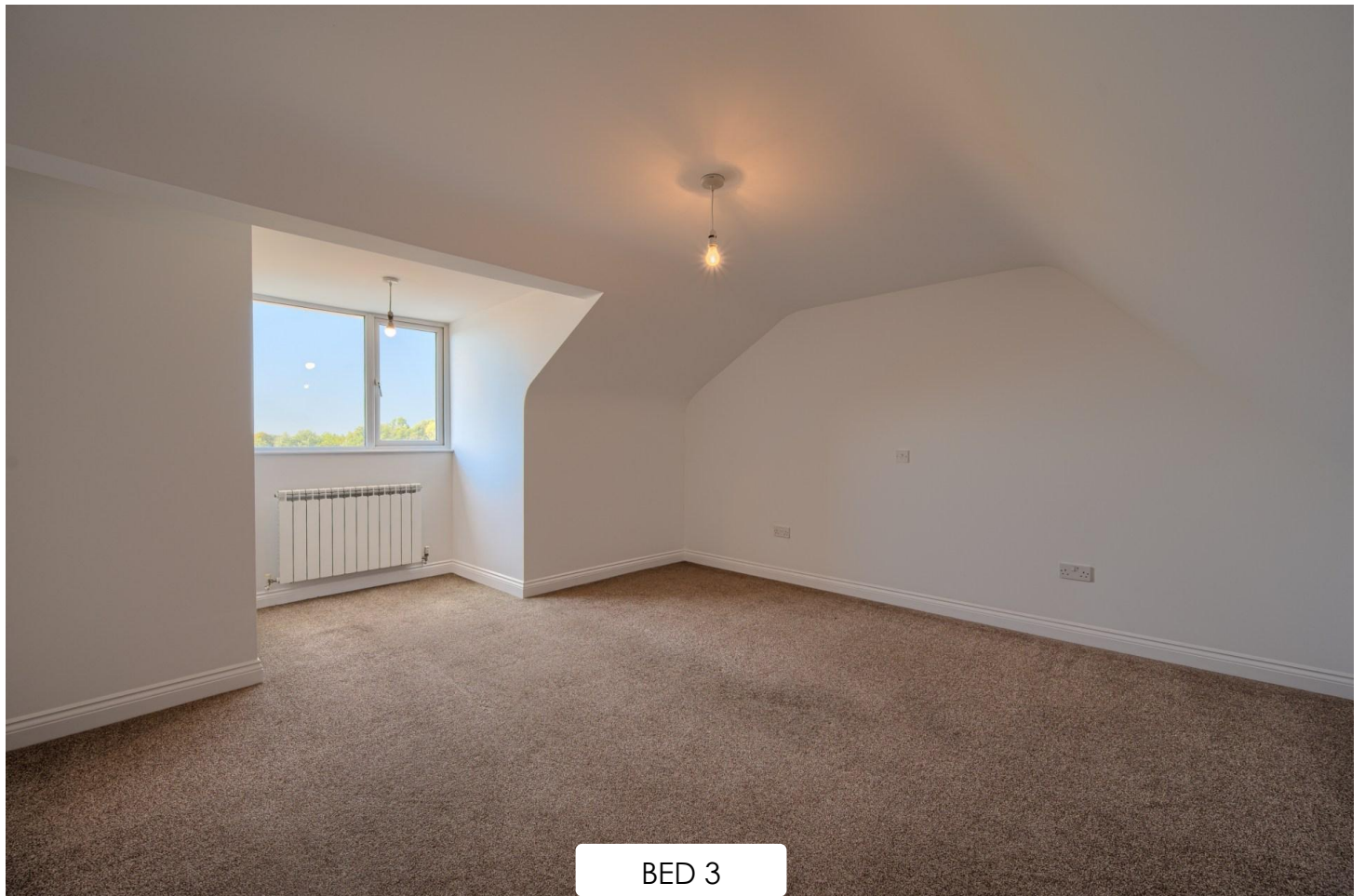


BED 5

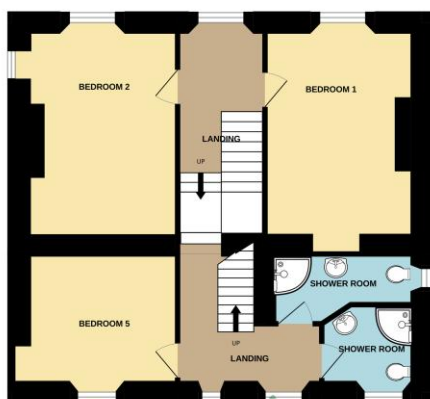


SHOWER ROOM





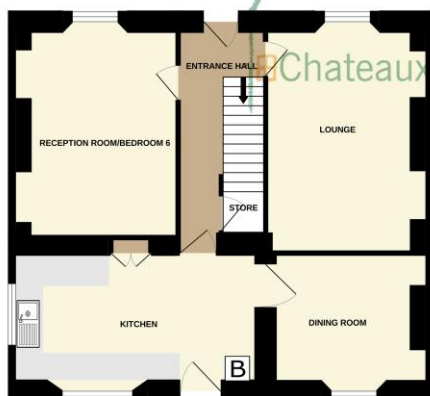




1ST FLOOR



2ND FLOOR



GROUND 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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ENTRANCE HALL 4.25m (13'11") x 1.95m (6'5")

Traditional wooden front door leading into entrance hall.

Staircase with cut strings, carved newel post and balustrades to first floor with large under stairs cupboard. Original Victorian tiled flooring and doors to lounge, reception/bed 6 and kitchen.

LOUNGE 4.6m (15'1") x 3.65m (12'0")

uPVC window to front, alcoves either side of former fireplace. Radiator.

KITCHEN 5.75m (18'10") x 2.8m (9'2")

With uPVC door to rear and timber windows to rear and side. Range of floor and wall units is white and space for various appliances. Oil fired boiler.

DINING ROOM 3.65m (12'0") x 2.8m (9'2")

Timber window to rear, door to kitchen. Radiator.

RECEPTION ROOM/BED 6 4.25m (13'11") x 3.65m (12'0")

uPVC window to front, alcoves either side of former fireplace. Radiator.

FIRST FLOOR

LANDING 7.5m (24'7") x 1.95m (6'5")

Half landing leading to front and rear of property.

BEDROOM 1 4.25m (13'11") x 3.4m (11'2")

uPVC window to front. Radiator.

BEDROOM 2 4.25m (13'11") x 3.35m (11'0")

uPVC windows to front and side. Radiator.

BEDROOM 5 3.65m (12'0") x 3.36m (11'0")

uPVC window to rear.

SHOWER ROOM 3.28m (10'9") Max x 1.55m (5'1") Max

Corner shower WC and wash basin. uPVC window to side

SHOWER ROOM 2.1m (6'11") x 1.6m (5'3") Max

Corner shower WC and wash basin. uPVC window to rear

SECOND FLOOR 1.5m (4'11") x 0.9m (2'11")

BEDROOM 3 5m (16'5") Into Bay x 4.2m (13'9")

Double bedroom with large dormer window to rear. Radiator.

BEDROOM 4 4.3m (14'1") Into Eaves x 3.65m (12'0")

Double bedroom with uPVC window to side and Velux roof window to rear. Access to eaves area providing storage and hot water cylinders. Radiator.

EXTERNAL

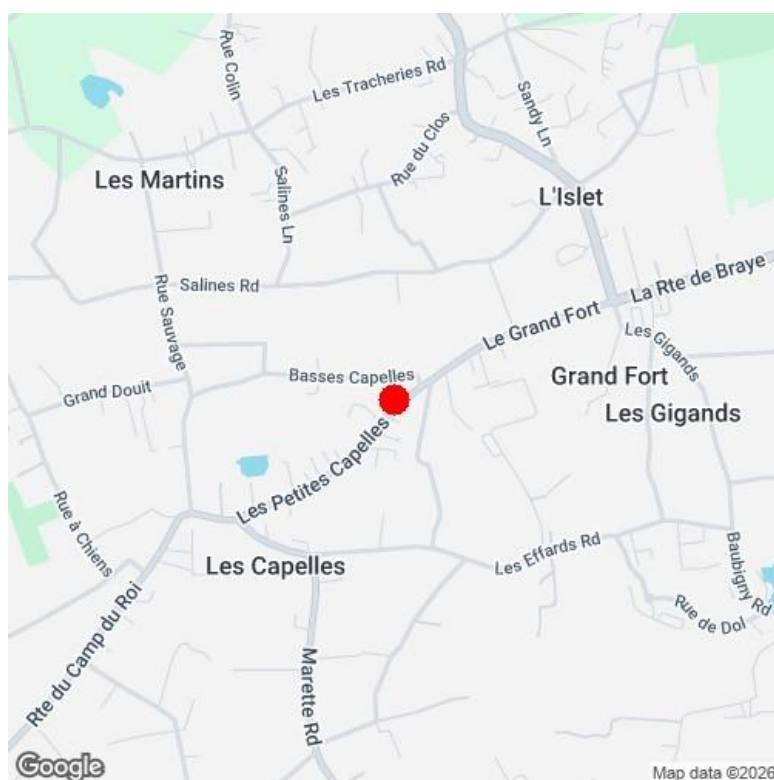
FRONT

With attractive granite wall forming boundary with road together with path to front door. Gravel parking for 2 cars and lawn area to front.

REAR

Rear garden providing additional parking and area requiring landscaping to suit your family needs.

Chateaux Estates are pleased to offer to the market 'Beauvoir', a detached Victorian five/six-bedroom home, conveniently located within walking distance of Hautes Capelles Primary School, Corbet Field, Oatlands complex and just a short drive from nearby beaches and local amenities. Comprises of up to six double bedrooms. The ground floor offers a kitchen, dining room, formal lounge, second reception room/bed 6. On the first floor are three generous double bedrooms and 2 separate shower rooms with two further spacious double bedrooms located on the second floor. The property has been redecorated throughout both internally and externally, the new owners will need to install new floor coverings and complete the landscaping works to the garden to provide exactly what is required by your family. There is adequate parking for multiple vehicles and while some of the property would benefit from further upgrading, it is perfectly habitable and presents an exciting opportunity to create a truly spacious large family home. To arrange a viewing please call a member of the Chateaux team on 244544.



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

PRICE INCLUDES: Light Fittings.

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.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX
T: 01481 244544 - E: info@chateaux.gg
W: <https://www.chateaux.gg>

