

INTRODUCING
La Houquette, La Rue Des Buttes, St Mary, JE3 3DE



Connecting People & Property Perfectly.

This most attractive granite built family home, originally built by a local architect, stands peacefully within a small private close of three similar quality homes. Offered to the market in pristine condition throughout providing the most excellent family home. Traditionally laid out over two floors the property comprises a charming open plan kitchen/breakfast room which links through to the formal dining room, separate utility, snug and living room with log burning stove. Upstairs provides four bedrooms all with ensuite facilities, the master being of great proportion with ensuite bathroom room, his and hers sinks and free standing tub. Externally the property is approached by way of an open driveway which offers ample parking for 6 cars, double garage. In addition, there is a gated area which could provide further parking for multiple cars. There is also scope for the property to become multi-generational subject to the relevant planning consents. There is a delightful medium sized west facing landscaped garden with decked leisure terrace and lawned area, fully enclosed its safe for young children and pets. The property is the perfect balance of rural living yet being conveniently close to all local amenities, perfect for the professional commuting into town for work and accessible for children and schooling.

- **Detached family home**
- **Four bedroom/ four bathroom**
- **Three receptions**
- **Enclosed garden**
- **Potential for two generation**
- **Double garage and ample parking**

Price £1,695,000 | Qualified | Freehold



3



4



4



8

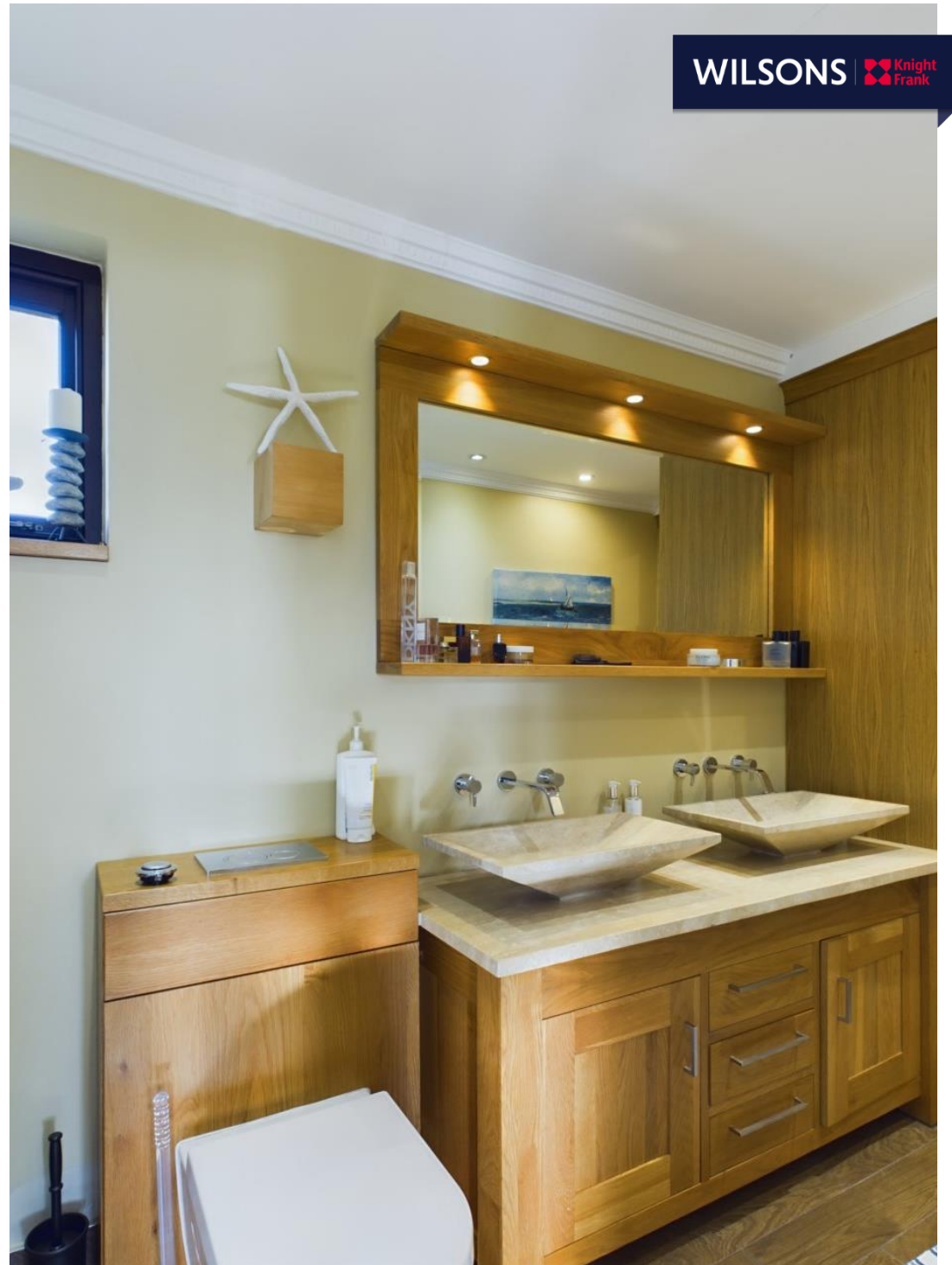
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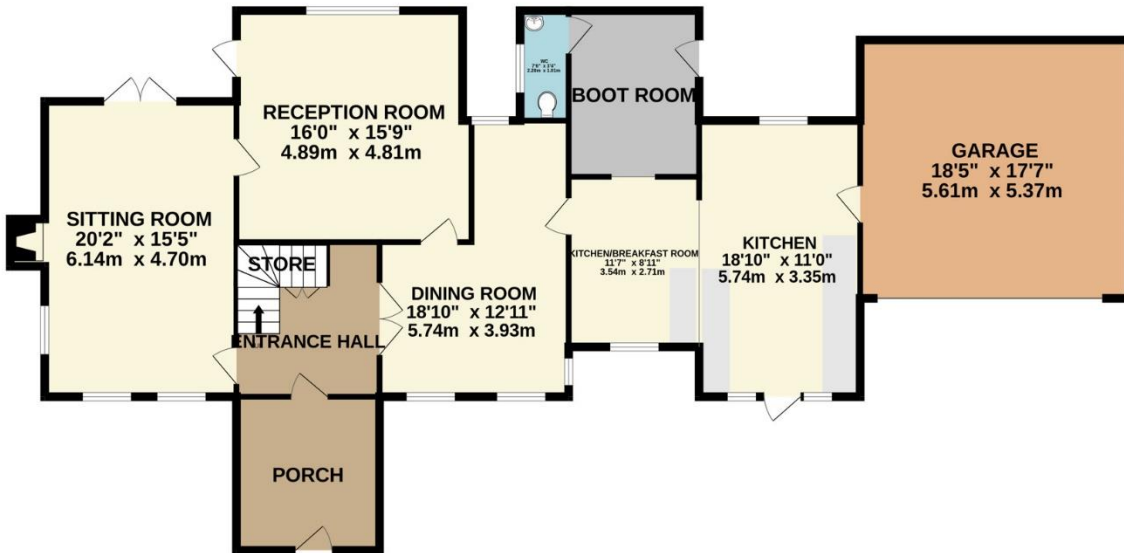




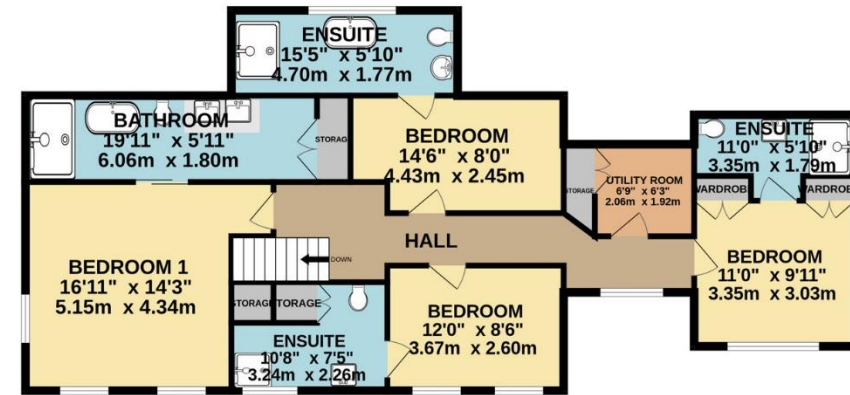




GROUND FLOOR
1670 sq.ft. (155.2 sq.m.) approx.



1ST FLOOR
1092 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA : 2860sq.ft. (265.7 sq.m.) approx.

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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SERVICES

Mains water
Mains drains
Electric heating
Full double glazing
Electric charging points

DIRECTIONS

Proceeding along Rue des Buttes, pass St Mary's garage on the right hand side and approximately 100 yards, turn left into a private close of homes. La Hougette is on the LHS.

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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