A beautifully appointed and spacious, split level three bungalow, with sizeable grounds.

Chamberlain House, 76 York Way, St Peter Port, Guernsey

Asking Price £3,950,000

savills

Beautifully Appointed Split-Level Bungalow • Extensive & Flexible Accommodation • Attractive Gardens and Swimming Pool • Sea and Island Views • Exclusive Residential Development

Local Information
A residential property categorised as Part A on Guernsey's Open Market Housing Register and available for occupation by those holding a British or European Economic Area passport.

About this property
A beautifully appointed and spacious, split level bungalow with sizeable grounds and forming part of the exclusive residential development of Fort George on the Southern outskirts of St Peter Port. Mature hedging and borders give the property a high degree of privacy, despite its immediate surroundings, while its elevated position allows some good sea views across to the islands of Herm and Sark.

The accommodation and its fixtures, fittings and furnishings have all been refurbished to a high standard on a no expense spared basis over the last few years and is offered in an immaculate, ready to move in condition. An extended 'L' shaped floorplan gives the opportunity to create a 'wing' for dependent relatives, guests or live in help.

The attractive gardens are beautifully maintained and include areas of sheltered paved terracing and an 'internal' courtyard with a heated swimming pool.

Mains water, electricity and drainage. Oil fired central heating via floor vents with auxiliary air ventilation system. Central vacuuming system. Full uPVC double glazing. Fire and security systems. CCTV System. Borehole water for the garden and pool.

The property is believed to be of rendered cavity block construction The fitted fittings, the fitted carpets and floor coverings, the curtains and blinds as hung, the fitted light fittings and the following appliances: Gaggenau extra large oven, single oven, microwave, two heated drawers, four ring induction hob, two ring halogen hob, extractor hood and fridge. Miele dishwasher. Neff American style fridge/freezer with ice and water dispenser. Waste disposal units. N.B The swimming pool has a solar heated electric cover.

Directions
Enter Fort George through its main entrance and follow Rue Vautier to the sweeping right hand bend opposite the entrance to Prince's Close and Chamberlain House is the first property on the right. Perry's Guide Map Reference: Page 25 G4

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.
Telephone: +44 (0) 1481 713 463.

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Gross Internal Area 7341 sq ft, 682 m²

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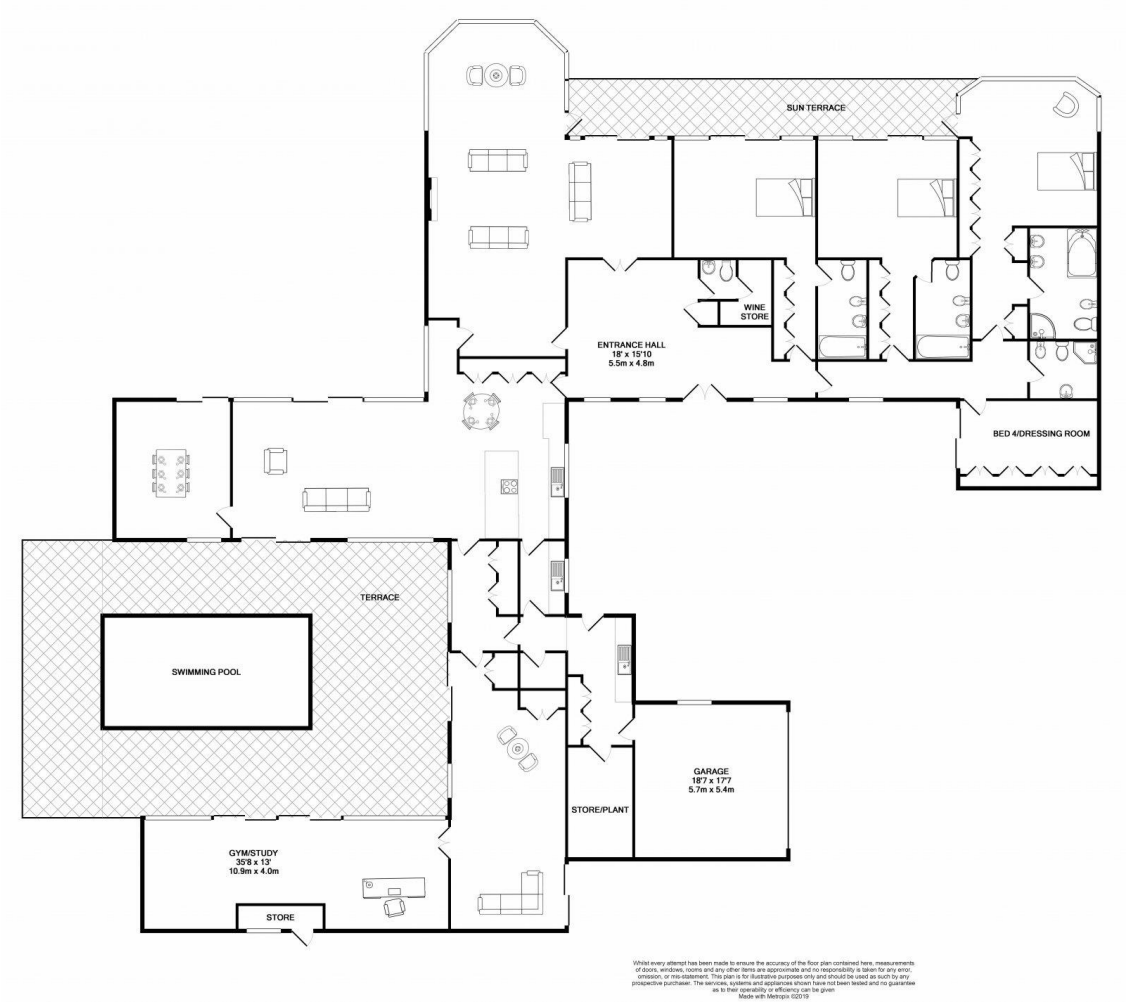

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