



An immaculate and beautifully presented family home in a semi-rural and sought after area.

**St David's House, Les Vardes, St Peter Port, Guernsey**

**Asking Price £2,400,000**





**Immaculate 5/6 Bed Family Home • Well Regarded Quiet Residential Area • Semi-Rural Environment on Outskirts of Town • Beautifully Presented Throughout • Attractive Gardens & Surroundings • Double Garage & Plenty of Parking • LM Ancillary Accommodation**

#### 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

An immaculate and beautifully presented family home standing in a semi-rural and sought after residential area on the western outskirts of St Peter Port. Extensively modernised in recent years, all the services' infrastructure, fixtures and fittings are in first rate order marking the property out as being truly in move-in condition with little or no work being necessary.

The accommodation is light and bright throughout, offering spacious reception areas, a superb live-in kitchen accessing the terrace and rear garden, and up to six bedrooms and four bathrooms. A Local Market flat offers ancillary usages.

The house is well situated towards the middle of a good sized plot allowing reasonable privacy from neighbours and the provision of attractive, well maintained gardens.

#### Tenure

Freehold

#### Services and Notes

Mains water, gas, electricity and drainage. UPVC double glazing. Oil fired underfloor central heating. To include the fitted fittings, the fitted floor coverings, the curtains and blinds as hung, the fitted light fittings and the following appliances: Rangemaster Toledo with gas hob and stainless steel extractor over, Neff dishwasher and microwave oven, Liebherr American 'fridge freezer, Hotpoint freezer, Bosch washing machine and tumble dryer.

#### Directions

Turn into Les Vardes off Colborne Road. St David's House is the second property on the left hand side about 100 metres in just, after the left hand turn into Ruelle Godfrey. Perry's Guide Map Reference: Page 25 F3.

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.

Telephone: +44 (0) 1481 713 463.







## St David's House, Les Vardes, St Peter Port, Guernsey

Gross Internal Area 4456 sq ft, 414 m<sup>2</sup>



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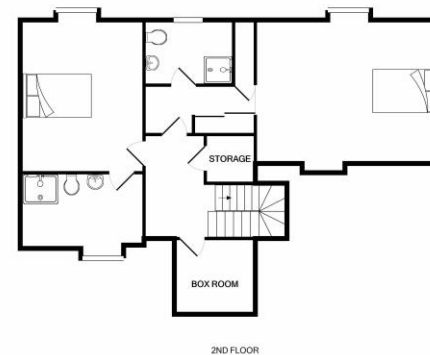
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