



A substantial family home offering generous accommodation throughout.

**La Croute, 4 Beau Repaire, Rue A L'Or, GY1 1QG**

Asking Price £1,100,000





Substantial detached family home • Offering generous accommodation split over three floors • Private gardens including patio and lawned areas, with outbuildings • Ample parking for multiple vehicles in addition to a single garage • Quiet yet central location on a small cros in a popular residential area

#### Local Information

La Croute is situated in a quiet cros in a popular residential area on the outskirts of St Peter Port. The property enjoys peaceful surroundings while maintaining close proximity to local amenities including the shops, supermarkets and restaurants of St Peter Port town centre.

A regular bus route is available along Mount Row or Queens Road.

The school catchment area for the property is Vauvert Primary and La Mare De Carteret High School.

#### About this property

Situated in the corner of an executive cros on the outskirts of St Peter Port, this substantial detached home offers generous accommodation, a garage with additional outbuildings and a plot which backs on to a large private estate offering a green outlook and a good degree of privacy.

The property has recently benefitted from a large extension to the rear which has created a fantastic family kitchen living space. The building work was undertaken by a well regarded local construction company and completed to a very high specification.

Set over three floors, La Croute currently offers five bedrooms, one with en suite, two reception rooms and two additional bathrooms

totaling circa 3,500sq feet of accommodation.

Those looking for a sizeable family home just a short walk from town need look no further.

#### Services and Notes

Mains electricity, water and drainage. Oil underfloor heating in the extension, oil fired central heating throughout the main house. UPVC double glazing. We understand the property is of cavity construction. TRP 335.

Appliances; Miele free-standing fridge/freezer, Miele freezer, Bosch dishwasher, two ring four door cream Aga with Neff extractor over, Bosch washing machine

#### Directions

Travelling along Kings Road towards the King's Life Sports Club, take the left hand turning in to Rue A L'Or and the subsequent right hand turning in to Beau Repaire, follow the cros road around and the property is the last on the left. Perry's Guide Map Reference: Page 24 D1.

#### Tenure

Freehold

#### 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 3606 sq ft, 335 m<sup>2</sup>

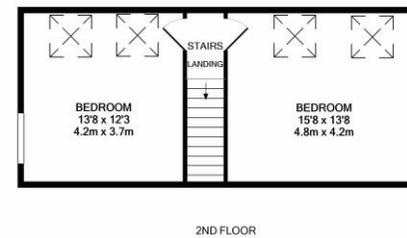
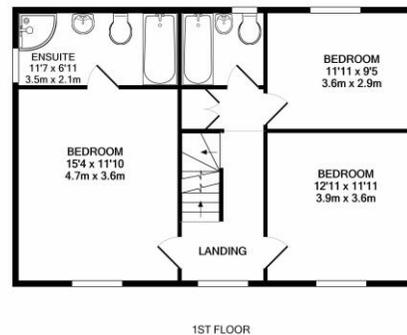
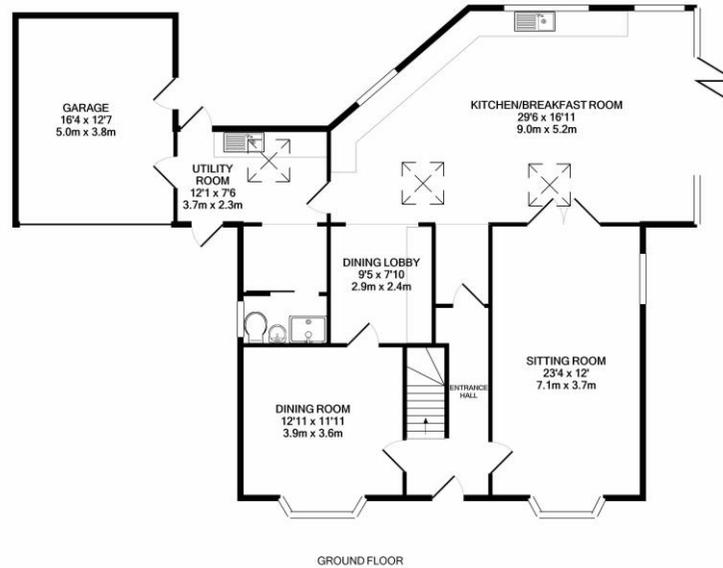
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