

£925,000



## Tiger Lodge, Le Coignet, Vale

Perry's guide reference: 9 E1



- Detached Spacious Home With Adjoining Wing
- Located Within A Tranquil Setting
- 4 Beds, 2 Reception Rooms & 3 Baths
- Rural & Sea Views From First Floors
- Garage, Gardens & Ample Parking
- TRP 252

Tucked away in a tranquil setting, Tiger Lodge is a spacious detached family home with an adjoining wing. The property occupies a sizeable plot and is located towards the end of a private drive off of Pleinheume Road and has rural and sea views from the first floor.

Light and airy throughout, the main house accommodation offers a kitchen, lounge/diner on the ground floor together with two en-suite bedrooms on the first floor. In addition, the self-contained ground floor wing provides a large open plan kitchen/lounge/diner with vaulted ceilings, two double bedrooms, a bathroom and separate WC.

Externally, the property further benefits from a garage, a front garden which is primarily laid to lawn and a rear patio, together with parking for multiple vehicles.

A superb property in a fantastic location, with the flexibility of layout which easily allows for multi-generational living. Quick viewing highly recommended by Mawson Collins Limited.





















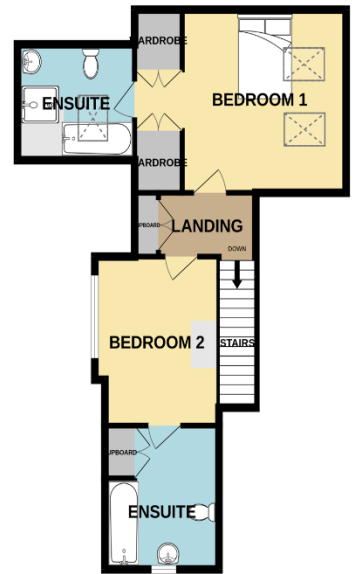












### Inclusions

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

- Rangemaster electric oven & grill
- Neff electric oven
- Montpellier dishwasher
- Hotpoint washing machine
- De Dietrich under-counter fridge
- Hotpoint under-counter freezer
- Electric oven & hob
- Washing machine

### Room Measurements

#### MAIN HOUSE

Entrance Hall	7' 5" x 6' 8" (2.26m x 2.04m)
Kitchen	12' 5" x 10' 0" (3.78m x 3.05m)
Lounge/Diner	19' 5" x 15' 4" (5.92m x 4.67m)
Bedroom	9' 10" x 8' 1" (3.00m x 2.46m)
Bedroom	10' 0" x 8' 10" (3.04m x 2.68m)
W.C.	5' 10" x 2' 9" (1.78m x 0.84m)
Inner Hall	8' 9" x 2' 9" (2.66m x 0.84m)
Bathroom	7' 0" x 4' 10" (2.14m x 1.48m)

#### WING

Inner Hall	12' 1" x 9' 11" (3.68m x 3.02m)
Kitchen	15' 5" x 11' 1" (4.71m x 3.39m)
Dining Room	20' 0" x 9' 7" (6.09m x 2.92m)
Lounge	15' 5" x 12' 0" (4.69m x 3.67m)

#### FIRST FLOOR

Landing	6' 9" x 4' 10" (2.05m x 1.47m)
Bedroom Suite 1	16' 5" x 14' 6" (5.01m x 4.43m)
Ensuite Bathroom	9' 0" x 7' 11" (2.75m x 2.42m)
Bedroom Suite 2	11' 6" x 9' 8" (3.51m x 2.95m)
Ensuite Bathroom	9' 7" x 8' 9" (2.92m x 2.67m)

#### EXTERIOR

Garage	20' 1" x 10' 6" (6.13m x 3.19m)
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### Possession

By Arrangement.

### Services

Mains water, electricity and cesspit drainage.

Oil fired central heating. uPVC double glazing.

The property is of part single block and cavity construction.



Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.