

£1,349,000



## Jungfrau, La Rue Des Fosses, Forest

Perry's guide reference: 28 A3



- Deceptively Spacious Property With Up To 5 Beds
- Located In Quite Lane With Rural Views
- Recently Upgraded & Extended Over The Years
- Detached Double Garage With Mezzanine
- Large Garden & Agricultural Field
- TRP 388

A deceptively spacious property located in a quiet lane within the sought-after parish of the Forest, offering excellent family living and space with rural views.

Recently upgraded and extended over the years, the well-presented accommodation offers up to five bedrooms, three bathrooms, with excellent reception rooms that include a large lounge, a newly fitted kitchen/diner and conservatory.

Externally, there is a paved driveway which provides space for multiple vehicles, plus a double garage/workshop with a mezzanine level above (ideal as a home office or storage). There is a patio immediately behind the house which has a six-seater Earth spa, a large garden area laid to lawn with Planning permissions for a shed to be added behind the garage, plus an agricultural field.

A lovely property which has been well-maintained and cherished by its current owners, with potential to create separate accommodation within the existing layout - internal viewing highly recommended by Mawson Collins Ltd.























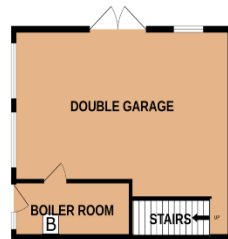
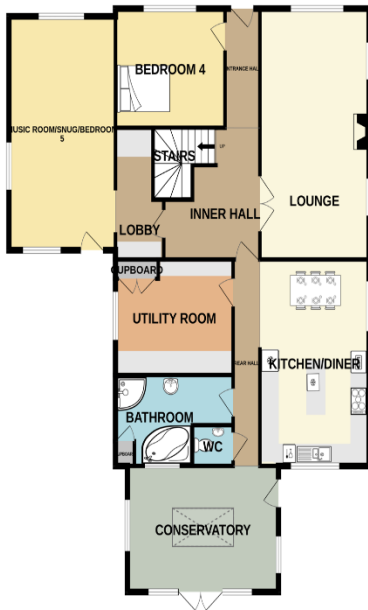




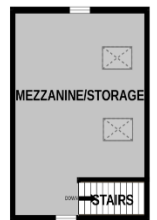
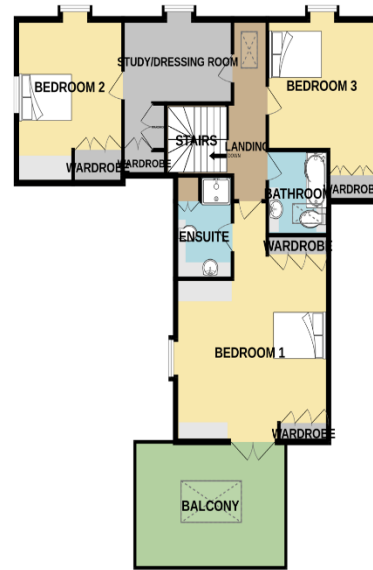




GROUND FLOOR



1ST FLOOR



### Inclusions

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

Appliances include:

- Bosch electric oven, grill and hob
- Stainless steel extractor fan
- Bosch integrated microwave
- Bosch slimline dishwasher
- Bosch integrated fridge/freezer
- CDA integrated wine cooler

### Room Measurements

#### GROUND FLOOR

Entrance Hall	10' 9" x 3' 11" (3.28m x 1.19m)
Inner Hall	11' 10" x 10' 8" (3.61m x 3.26m)
Lounge	24' 5" x 12' 2" (7.44m x 3.72m)
Kitchen/Diner	18' 5" x 12' 5" (5.62m x 3.78m)
Utility Room	12' 9" x 10' 4" (3.88m x 3.15m)
Conservatory	16' 11" x 11' 4" (5.15m x 3.46m)
W.C.	4' 9" x 3' 8" (1.44m x 1.11m)
Bathroom	12' 4" x 7' 8" (3.75m x 2.34m)
Bedroom 4	12' 3" x 12' 0" (3.74m x 3.65m)
Inner Lobby	9' 3" x 8' 5" (2.82m x 2.56m)
Music Room/Bedroom 5	20' 10" x 11' 11" (6.36m x 3.64m)

#### FIRST FLOOR

Landing	15' 7" x 3' 11" (4.75m x 1.20m)
Primary Bedroom	21' 7" x 18' 7" (6.59m x 5.66m)
Ensuite Shower Room	9' 2" x 5' 10" (2.80m x 1.79m)
Family Bathroom	7' 7" x 6' 8" (2.30m x 2.03m)
Bedroom 3	14' 3" x 12' 4" (4.34m x 3.76m)
Study/Dressing Room	12' 4" x 9' 8" (3.76m x 2.94m) widening to 13' 10" (4.22m)
Bedroom 2	15' 0" x 12' 0" (4.56m x 3.65m)

#### EXTERIOR

Garage	24' 4" x 18' 7" (7.42m x 5.67m)
Boiler Room	13' 3" x 5' 2" (4.04m x 1.58m)
Mezzanine Storage/ Study Area	23' 1" x 13' 5" (7.03m x 4.08m)





### Possession

By arrangement.

### Services

Mains water and electricity.  
Cesspit drainage. Combination of oil fired central heating, electric heating and under floor heating. uPVC double glazing.

The property is of part block, part 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.