

£4,300 p.c.m.



Anfre, Calais Lane, St Martin

Beautiful 4/5 Bedroom Family Home with Parking & Garden

Perry's Guide Reference: 31 F2



- Lovely Detached 4/5 Bedroom Family Home
- Master Bedroom With Stunning Sea & Island Views
- Tucked Away In A Quiet St Martins Lane
- Ample Parking & Garden
- Roof Top Decking Area
- Available Immediately

Anfre is a lovely family home situated within a quiet lane in sought after parish of St Martin. The property is finished to high standard and offers comfortable living with light and spacious reception rooms. The accommodation comprises a lounge, separate dining room and a large open plan kitchen/breakfast room with bi-folding doors leading out to the garden, together with two bedrooms, one of which benefits from an en-suite bathroom, a utility room, cloakroom and a sizable office space on the ground floor. The first floor offers a master bedroom suite with en-suite facilities, two further double bedrooms and a family shower room. At first floor level there is a beautiful roof terrace with a rural outlook and view of the sea and the neighbouring islands beyond.

Externally, the property is surrounded by manicured gardens enjoying a high level of privacy in addition to a raised decked area, ideal for alfresco dining. The property further benefits from parking for multiple vehicles. Available immediately, this property is highly recommended by Mawson Collins Ltd.



























GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Room Measurements

GROUND FLOOR

Entrance Hall	12' 6" x 10' 6" (3.820m x 3.206m)
Dining Room	14' 0" x 11' 10" (4.271m x 3.608m)
Lounge	23' 7" x 13' 3" (7.186m x 4.048m)
Kitchen/Diner	20' 1" x 14' 0" (6.126m x 4.258m)
Utility Room	18' 10" x 7' 0" (5.746m x 2.146m)
Bedroom 5	11' 4" x 11' 3" (3.475m x 3.474m)

FIRST FLOOR

Hallway	18' 11" x 11' 3" (5.774m x 3.428m)
Master Bedroom	18' 3" x 16' 10" (5.567m x 5.143m)
En-Suite Bathroom	16' 8" x 8' 6" (5.091m x 2.603m)
Bedroom 3	14' 9" x 10' 11" (4.503m x 3.327m)
Shower Room	9' 1" x 5' 6" (2.776m x 1.675m)
Bedroom 4	14' 10" x 10' 10" (4.512m x 3.301m)



Appliances Include:

- AGA
- Neff combination oven
- LG American style fridge/freezer
- Miele washing machine
- Miele dishwasher
- Liebherr freezer

Possession

Available immediately, subject to satisfactory references and landlords consent.

Deposit

£4,300.

Additional Costs

Water, electricity, oil, wi-fi, occupiers rates, annual boiler service and waste charge.

Services

Mains water, electricity and drainage.

Oil fired central heating. Gas fireplace. Solar panels. **Please Note:** Regret no pets or smokers.



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.