



Maillard  
& Co

£ 2,200,000

La Chaumiere, La Rue Des Bois

For Sale



“Peaceful Rural Retreat with Excellent Privacy  
and an Abundance of Outdoor Space”

5

Bedrooms

3

Receptions

3

Bathrooms

For Sale

## Property features

Complete Refurbishment Required

Total Privacy

Immense Potential

Guest Annexe

Garaging and Outbuildings

No Onward Chain



## Property details

### Peaceful Rural Retreat with Excellent Privacy and an Abundance of Outdoor Space

A rare opportunity to purchase a charming home tucked away at the end of a private driveway on a green lane in St. John. The house is totally private yet only five minutes from the village amenities, M&S and the harbour at Bonne Nuit for a swim.

The accommodation is extensive though now in need of complete modernisation and offers circa 4,000 sq ft of living space over two floors. Originally, an old granite cottage occupied the site as a small farmstead and many historic features have been retained when a modern house was built on in the 1960s to create a large family home for the present owners. The main house very briefly comprises; 2 reception rooms, study and kitchen whilst upstairs are 3 double bedrooms and a single bedroom, all serviced by 2 bathrooms and an additional lavatory, eaves storeroom, large airing cupboard and a spacious attic spanning the entire house. On the ground floor overlooking the garden is a separate one bedroom annexe, ideal for guests or independent family members to have their own space. There is also an additional workshop on the side of the annexe.

The original cottage now houses the scullery, boiler room, double garage and workshop and also has a large loft which is ripe for expansion if required (all subject to Planning).

The whole site is level and covers 1.5 acres (4,850 sqM) with formal gardens to the south of the house, well stocked with mature planting, clipped lawns and beautiful specimen trees and winding paths lead you to explore secret areas and a disused tennis court. Behind the house is a kitchen garden and mature orchard and to the east is a secondary vehicular access onto the road. There is a detached single garage, parking for many cars and various stores and outbuildings also offering essential outside storage for a property of this scale.

Well water and septic tank and soakaway drainage, both mains services in the road on the northern boundary. Oil fired central heating (boiler out of service). School catchment; St Johns parish school. Freehold

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered

T: 01534 880 880 • [residential@maillardandco.com](mailto:residential@maillardandco.com)



into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.

# For Sale







































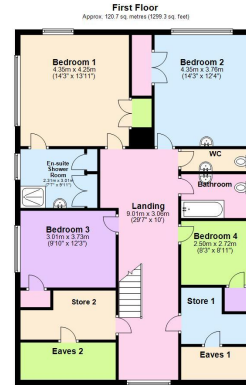
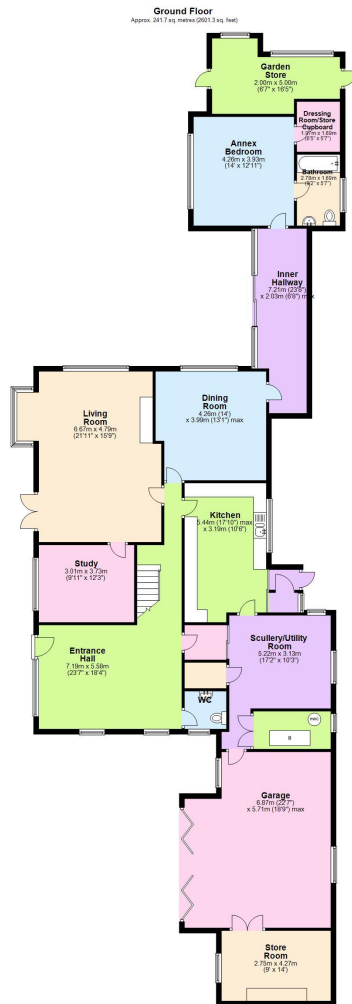






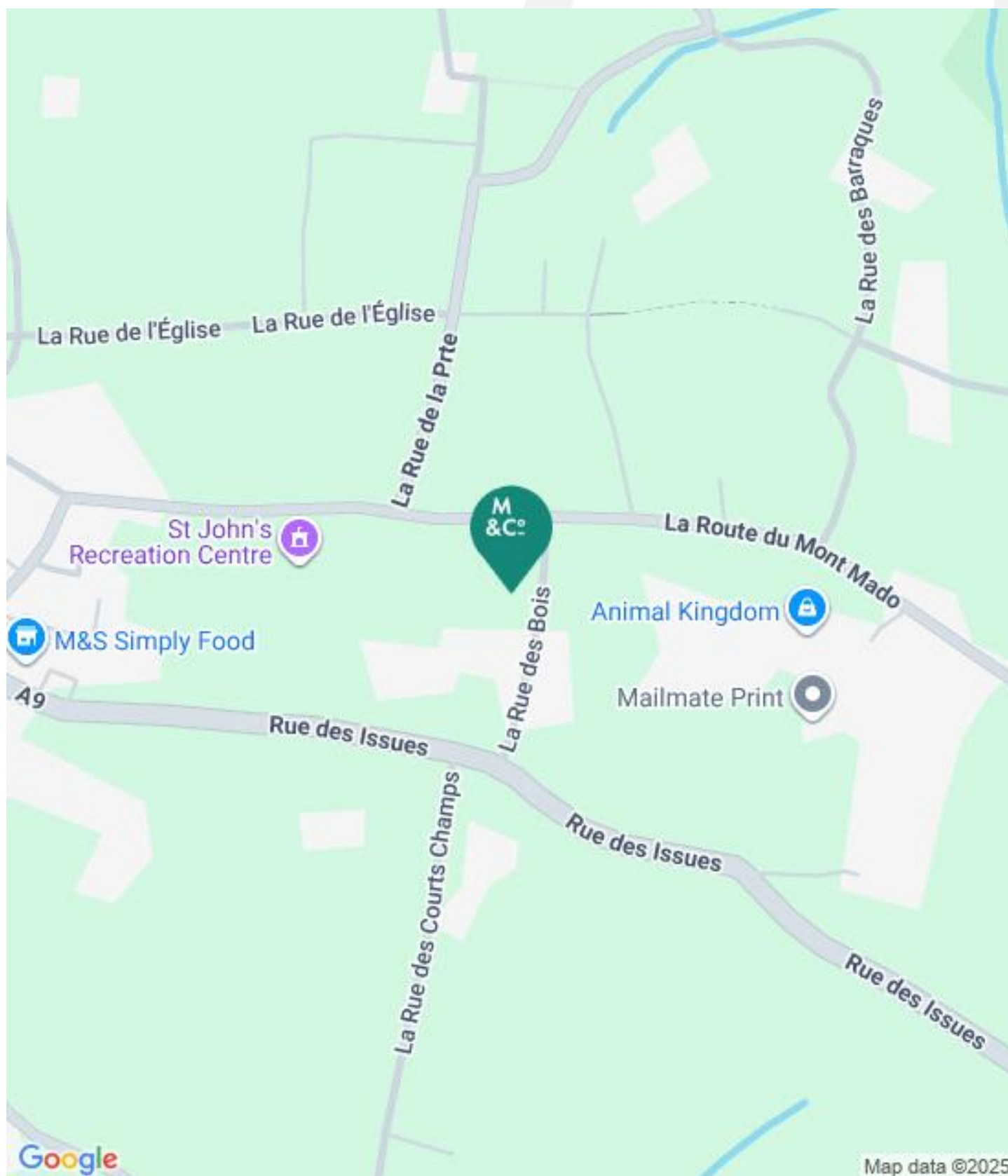






Total area: approx. 362.4 sq. metres (3906.5 sq. feet)

These particulars which we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any and no liability shall be accepted by us for any error or omission in the particulars or for any error or omission in the floor plans. Interested parties must undertake their own investigation into the accuracy of any such items. We do not warrant the accuracy of any such items.



For Sale



Bradley Rolland

---

Head of Sales

[brolland@maillardandco.com](mailto:brolland@maillardandco.com)

01534 883184