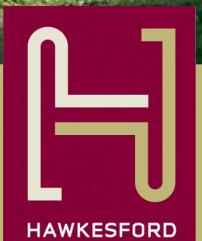




Butes Lane, Alderney  
€1,295,000

*Distinctive  
Collection*





A major renovation of a fine detached residence, set in its own large grounds, approached from a long driveway, overlooking the harbour and Braye Bay

# Les Fougeres House

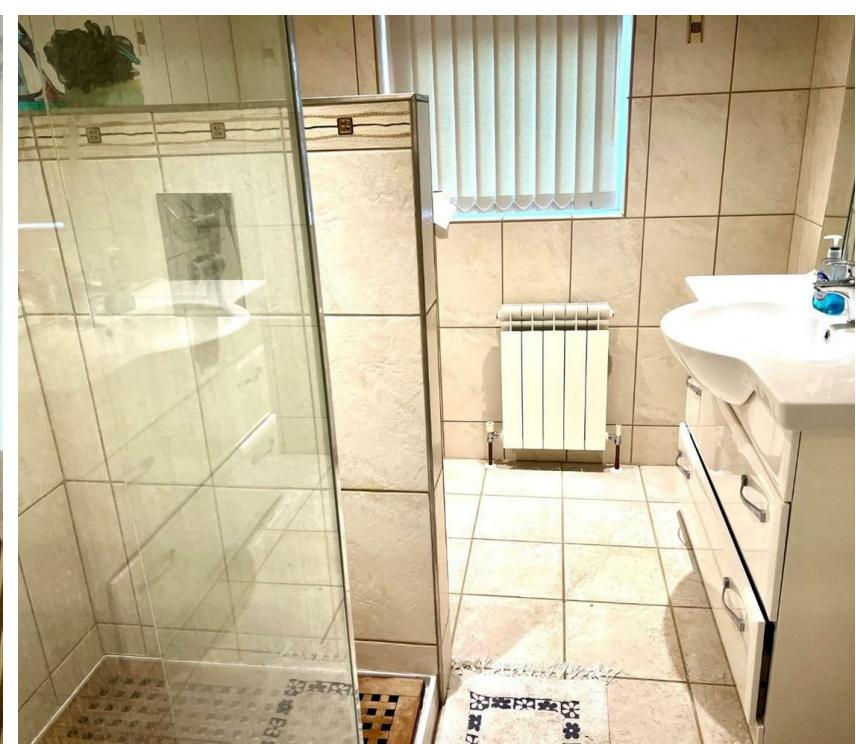
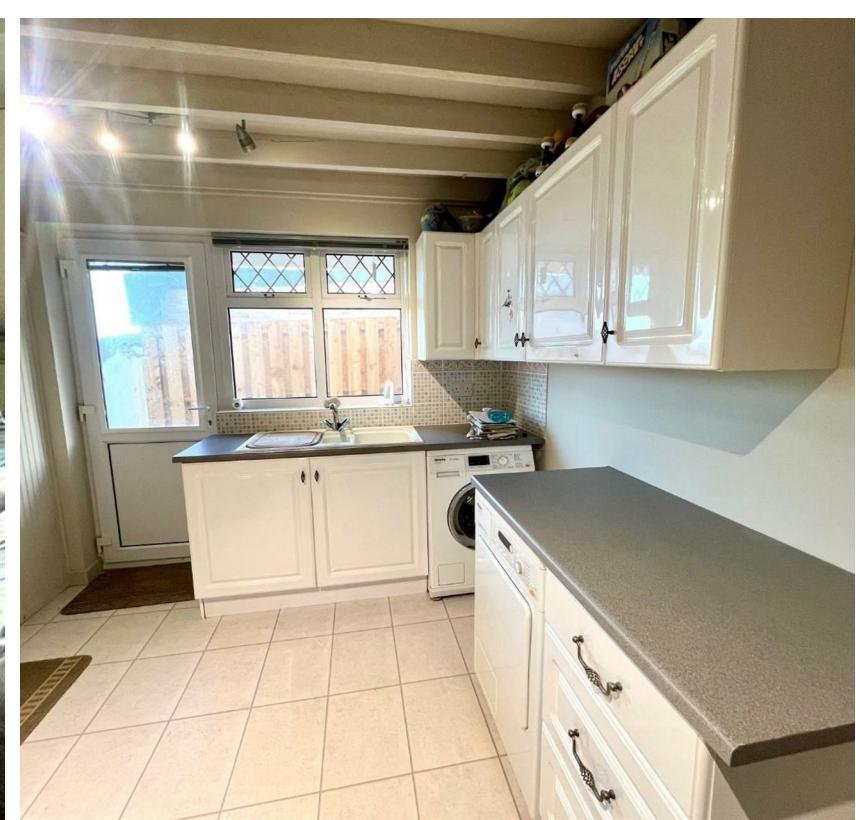
Les Fougeres House sits within its own substantial grounds, in what can only be described as one of the islands finest locations, benefiting from the most amazing panoramic sea and harbour views.

The property is set on three floors, at ground level the house is laid out spaciously, entrance hall, leading to the West wing which has just been extended to double it's former size with a superb open plan lounge, and a new fully fitted kitchen is being installed.

To the East wing is a large utility room, a bathroom and a large double bedroom again with a bay window overlooking the bay, then on into a large second lounge or media room, then into a study.







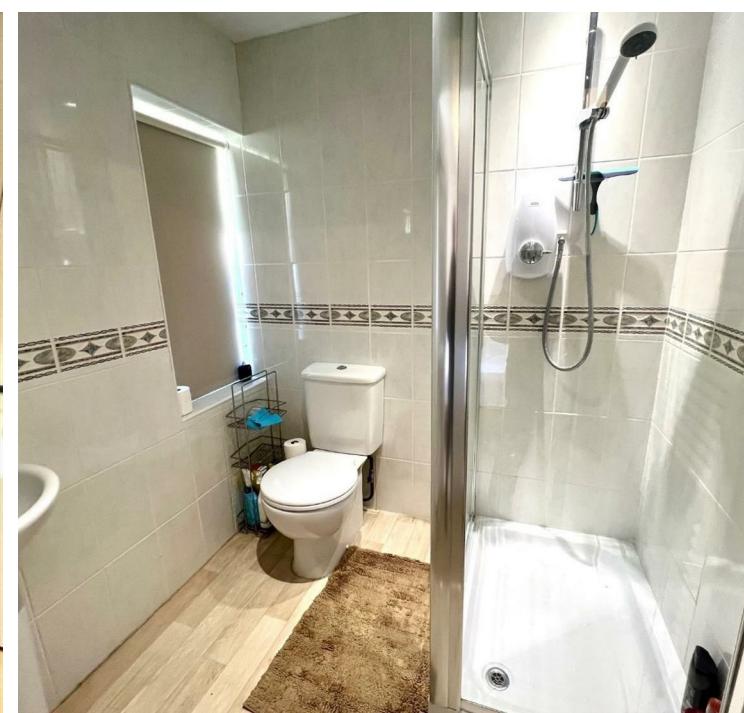
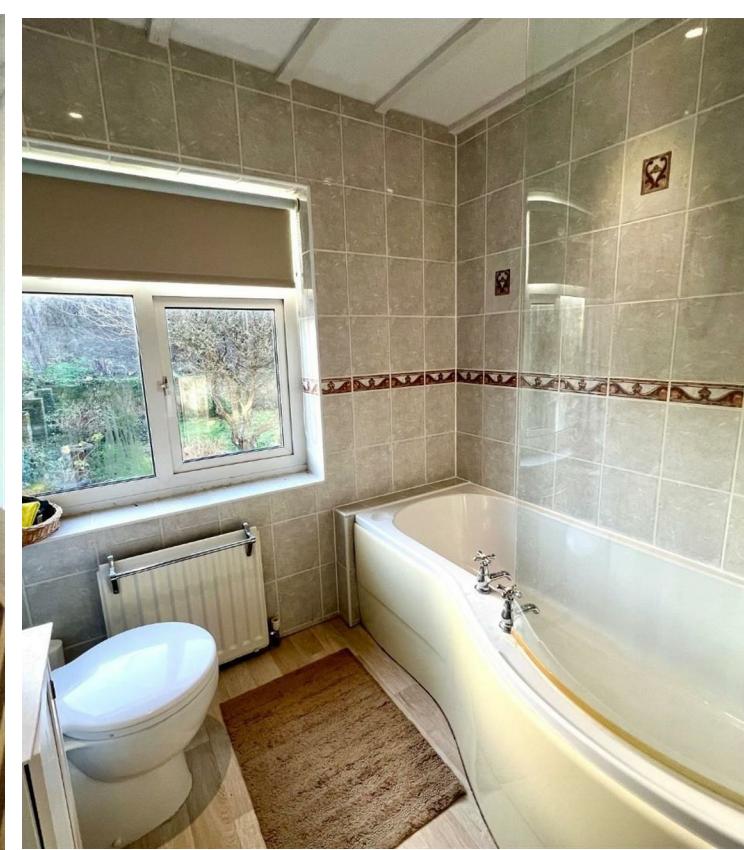


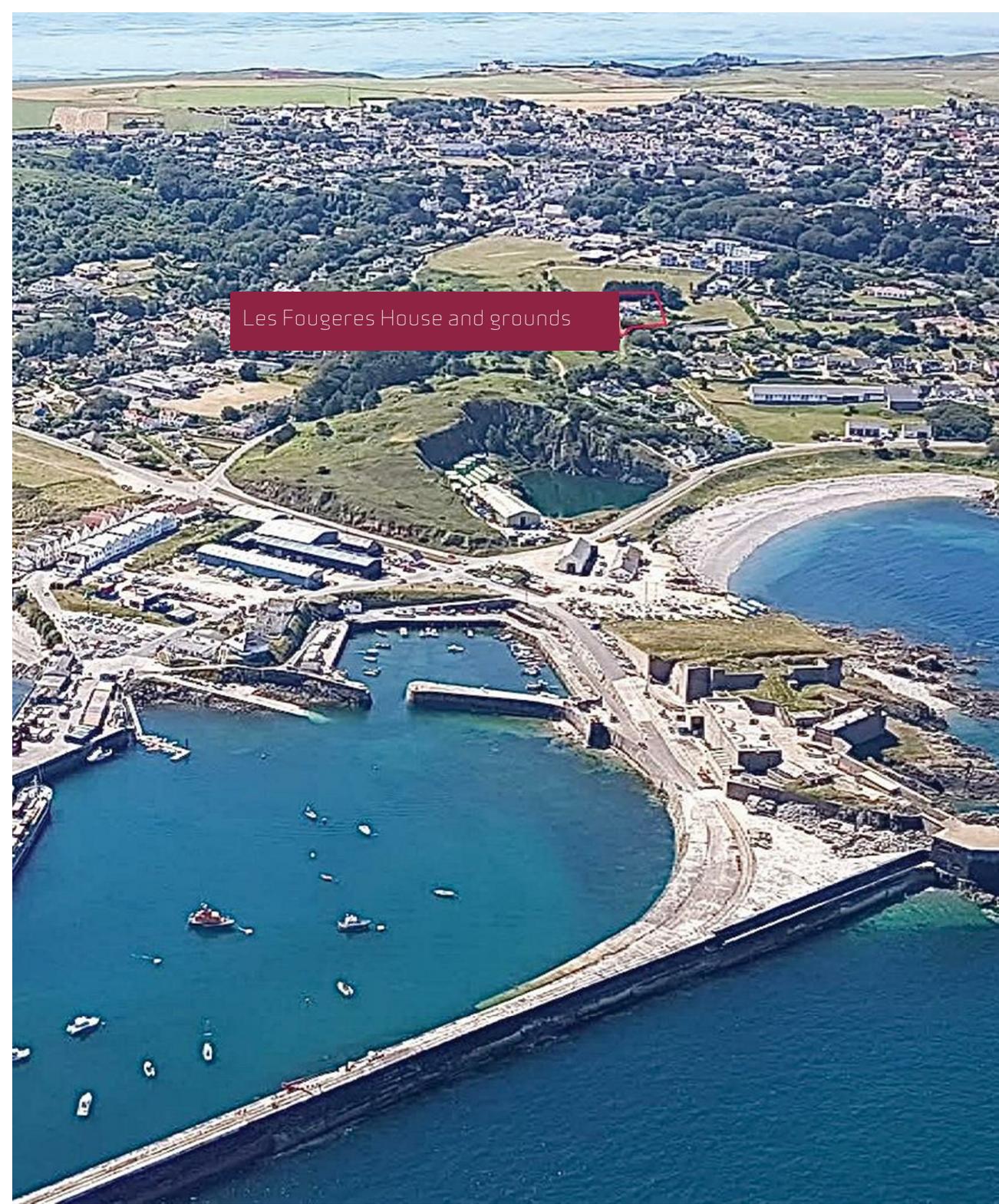
On the first floor are two further double bedrooms with bathrooms en-suite, and a magnificent large master bedroom with an en suite bathroom and bay window to take in the amazing sea views.

The basement floor accommodates two games rooms, a wine cellar, and a large garage. The house has an oil fired central heating system, and is double glazed throughout.

Externally, the house has the benefit of two very large gardens to the South with woods and garden, and to the north with a wonderful garden and driveway approach up to the house.







# The Property





# General Information

**Tenure:** We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

01926 411 480 warwick@hawkesford.co.uk  
1 The Hughe's, 24 - 26 Swan Street, Warwick, CV34 4Bj

Hawkesford Estate Agents

