

Hamptons

INTERNATIONAL



Belles Roches

5  3  3 

GUIDE PRICE

£2,000,000
(£1,995,000)

Property details



Key features

- Charming Victorian three-storey fa
- Five bedrooms and three bathroom
- Spacious kitchen/dining room and v
- Extensive gardens bordered by Nat
- Pool house, gym and a variety of us
- Large attic room offering excellent
- Private borehole water supply and
- Garage with electric up and over dc
- Sole Agent
- Contact Angela Binnie on angela@b

Attributes

-  Swimming pool
-  Garage
-  Gym
-  Private parking
-  Garden

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Description

Charming Victorian family home with five bedrooms, extensive gardens, pool house, gym and outbuildings. Set within private grounds rising into National Trust woodland, offering space, character and countryside living. Nestled within extensive gardens and surrounded by beautiful countryside, this charming Victorian three-storey residence offers an outstanding blend of period character, generous family accommodation and an enviable lifestyle setting. Occupying a wonderfully private position, the grounds extend West to farmland and East into stunning National Trust woodland, creating a rare sense of tranquillity and connection with nature. Beautifully arranged for modern family living, the accommodation spans three floors and comprises five bedrooms and three bathrooms, complemented by a variety of versatile reception spaces. The welcoming sitting room provides a cosy retreat, centred around a wood-burning stove and enhanced by integrated ceiling speakers, while the spacious kitchen/dining room forms the heart of the home, perfectly designed for everyday family life and entertaining alike. An additional playroom/reception room provides flexibility for families. A large attic room adds further versatility, together with a utility room, garage and several useful outbuildings. The property has been carefully improved over the years, with quality UPVC windows and French doors installed in 2023, enhancing both its appearance and functionality. Practical benefits include oil-fired central heating, a private borehole water supply with a filtration system and mains drains. Outside, the grounds are a particular feature of the property. Extensive lawns, mature planting, soft-surface play areas and peaceful seating terraces provide an idyllic environment for both relaxation and recreation. The expansive gardens lead naturally into woodland beyond, offering delightful walks and a wonderful backdrop throughout the seasons. A collection of charming outbuildings further enhances the lifestyle appeal, including a converted former piggery currently utilised as a greenhouse, a Wendy-style playhouse and an attractive pool house. Together, they create a property that is perfectly suited to families seeking space, privacy and the enjoyment of country living. Combining Victorian charm, substantial accommodation and exceptional outdoor space, this is a rare opportunity to acquire a truly special family home in an enchanting woodland setting.

Living Space Arranged across three floors, the property offers an excellent balance of formal and informal living accommodation. The ground floor comprises a welcoming sitting room with a wood-burning stove and integrated ceiling speakers, a spacious kitchen/dining room forming the heart of the home, an additional reception/playroom and a utility room. A substantial attic provides valuable ancillary space, ideal for storage, whilst also offering potential for conversion subject to any necessary consents.

Sleeping The property provides five well-proportioned bedrooms served by three bathrooms, creating comfortable and flexible accommodation for family living and visiting guests.

Parking The property benefits from a garage and generous off-road parking, accessed via a driveway which forms part of the property with clearly defined access to their parking and door for the neighbour.

External The extensive grounds are a standout feature of the property, comprising lawns, mature planting, seating areas and family-friendly outdoor spaces. The gardens extend in a distinctive dog-leg formation and rises to the West of the valley, creating a wonderful sense of privacy and seclusion alongside the driveway access to the road, National Trust land provides further privacy and protection. A range of outbuildings further enhances the property's appeal, including a pool house, greenhouse, Wendy house, and a converted former piggery currently utilised as a greenhouse. An ornamental pond and stream add further character to the grounds.

Services Oil-fired central heating. Private borehole water supply with a filtration system. Mains drain.

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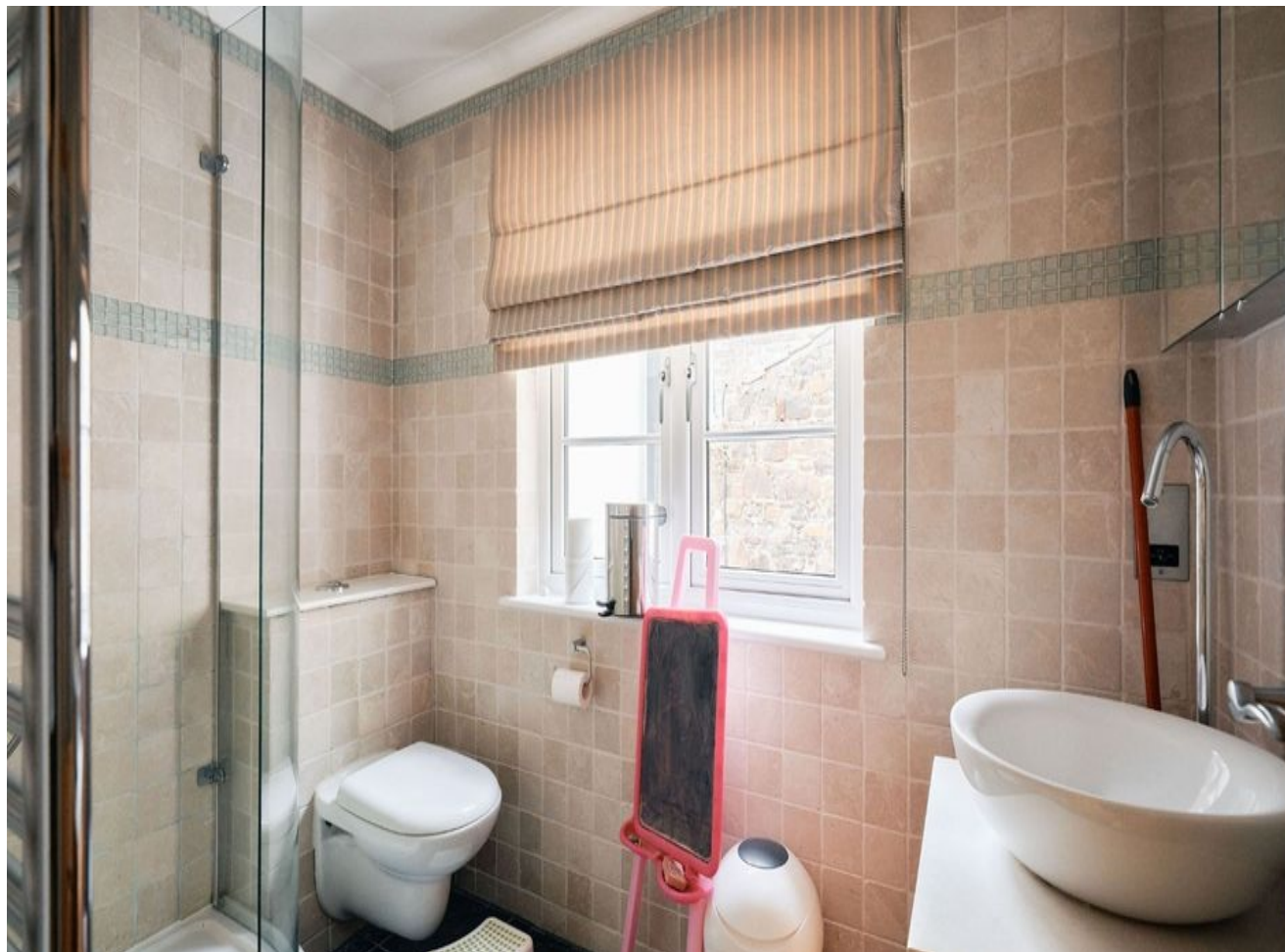




















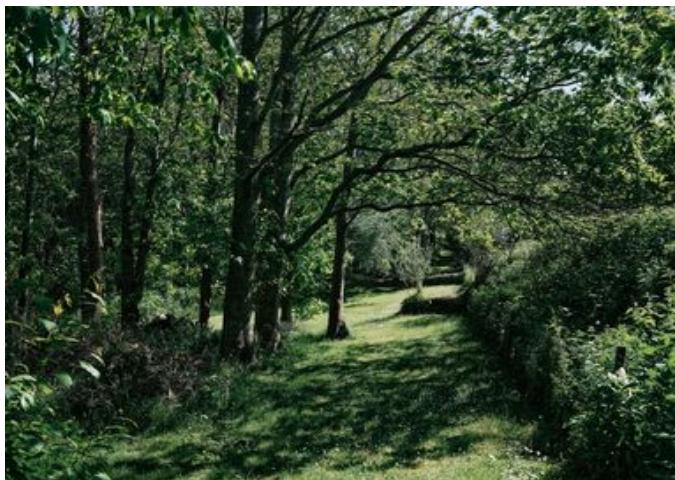








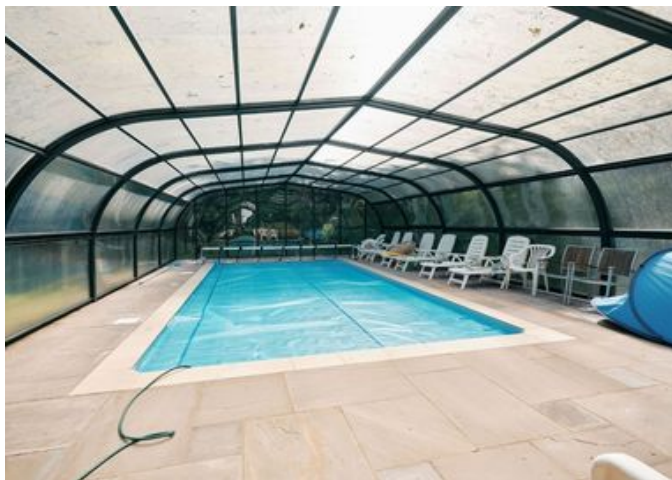






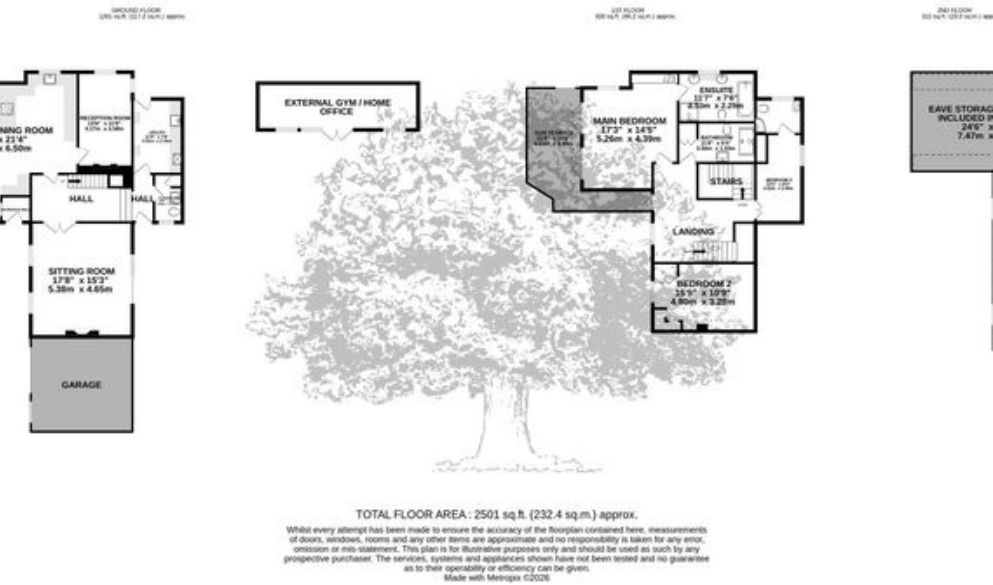




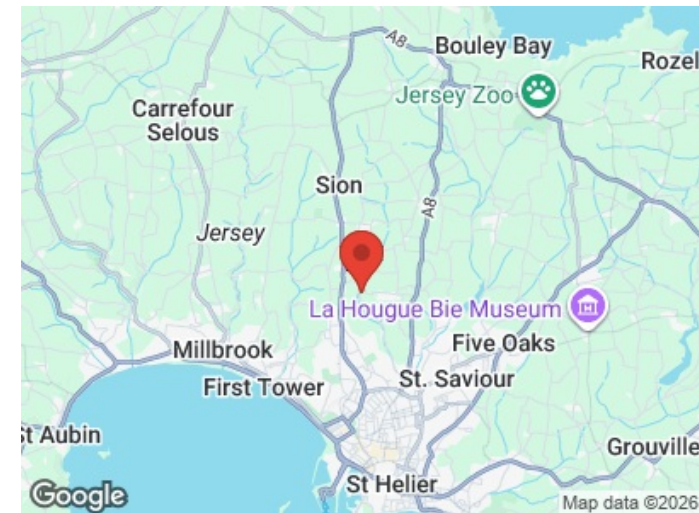
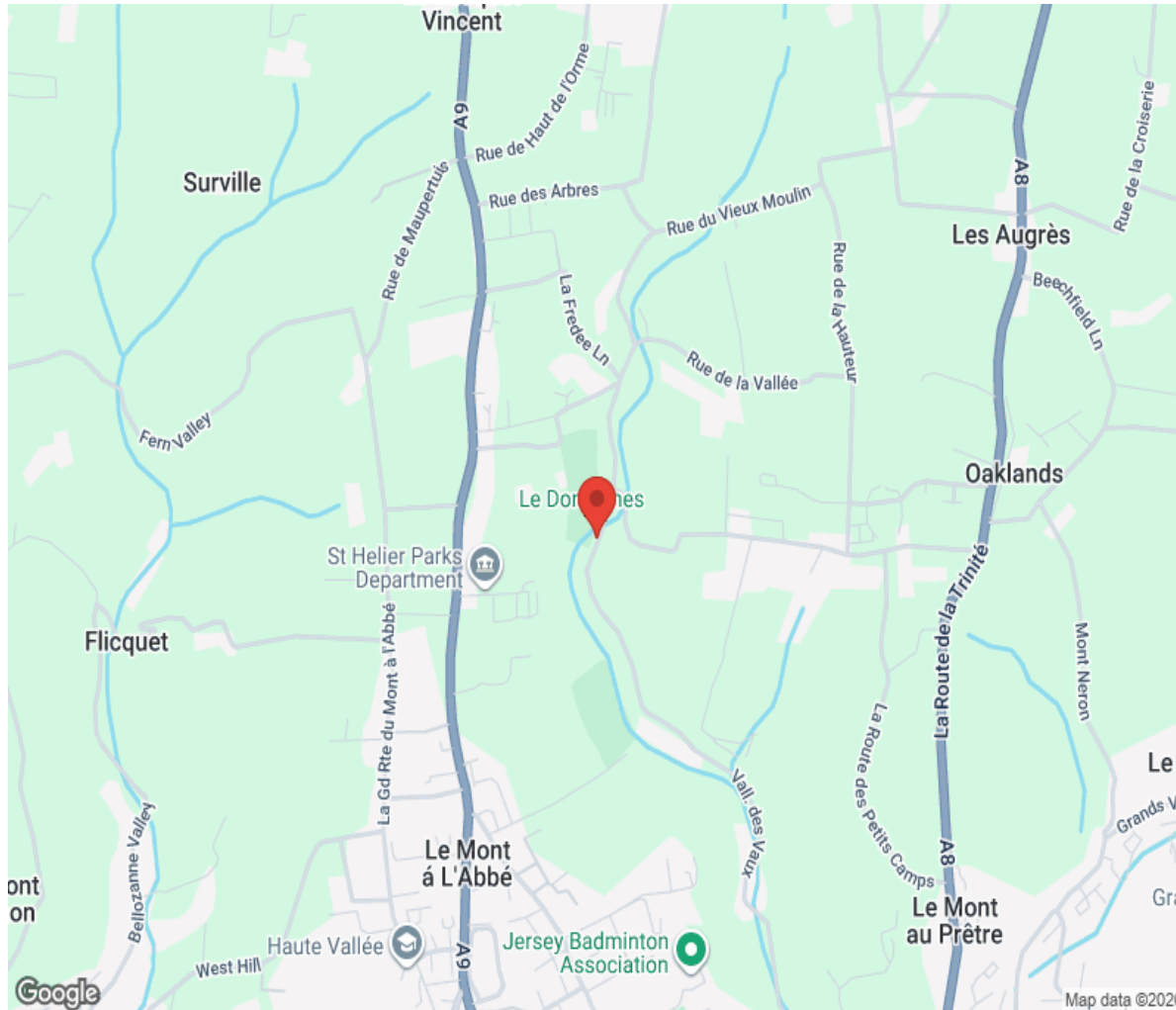




Floor plan



Location



Hamptons

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