

Unit 1 - Willow Grange £640,000

Route de St Clair, St. Sampson, GY2 4DT | Local Market | TRP TBC

 x 3  x 3  x 2



Revisions

No.	Description

THIS DRAWING IS PART OF A SET AND IS TO BE READ IN CONJUNCTION WITH DRAWING Nos. 1829-04.01 - 10 (inclusive). FOR GENERAL CONSTRUCTION / BUILDING REGULATION NOTES SEE DRAWING No. 1829-04.11

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Project:
Erect 2 Dwellings at:
Willow Grange
Route de St Clair
St Sampson
Guernsey.

Client:
Hastour View Construction Ltd.
1 Pier Steps
St Peter Port
Guernsey
GY1 2LF

Drawing title:
GENERAL ARRANGEMENT

Property Overview

Unit 1 - Willow Grange is a two storey house (measuring approximately 117 msq over two floors) presently in the course of construction which will comprise of three double bedrooms, two en-suites, family bathroom, study, parking, garden and great rural views. Completion of the build is expected in quarter 4 of 2020.

-  New build with stunning rural views
-  2 Parking spaces
-  West facing patio
-  Quiet location
-  Glass gable to enjoy views

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 Note: It is the contractor's responsibility to check all dimensions and levels on site and report all discrepancies immediately to the architect. The contractor should not scale off the drawings under any circumstances.

Revisions

rev.	Description	Date	Drawn



Existing Entrance from Route de St Clair with proposed dwellings in background



Proposed re-aligned driveway leading to new dwellings and associated parking areas



View of the proposed dwellings from the land to the north of the site. Rooflights will be a minimum of 1.6m from floor level to avoid



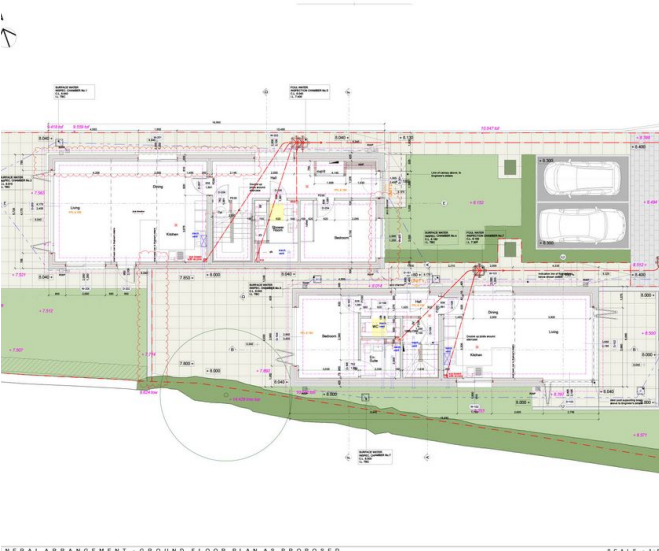
View of the parking and turning area. The existing willow tree is retained



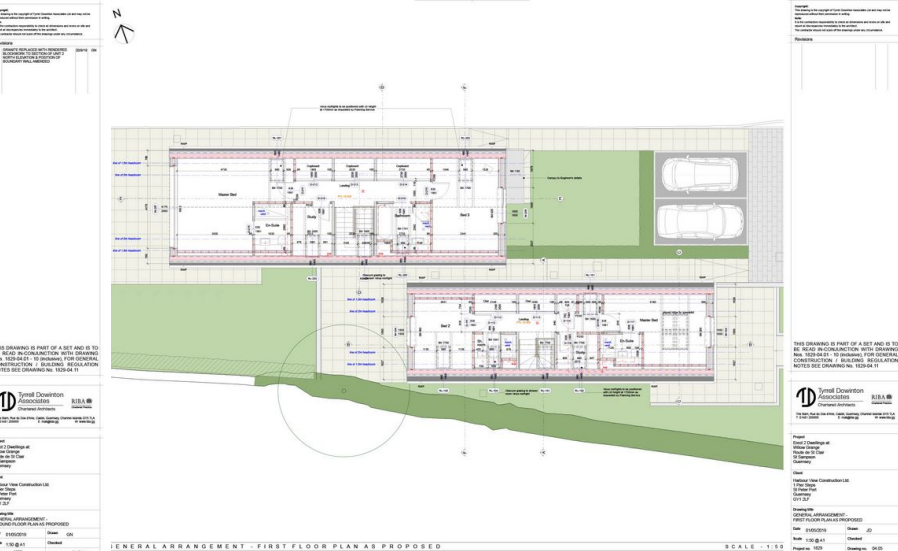
The Firm: Mr & Mrs Alan, Elaine, Gwyneth, Charlene & David Tyrrell
 11, 12 & 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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GENERAL ARRANGEMENT - GROUND FLOOR PLAN AS PROPOSED SCALE: 1:125



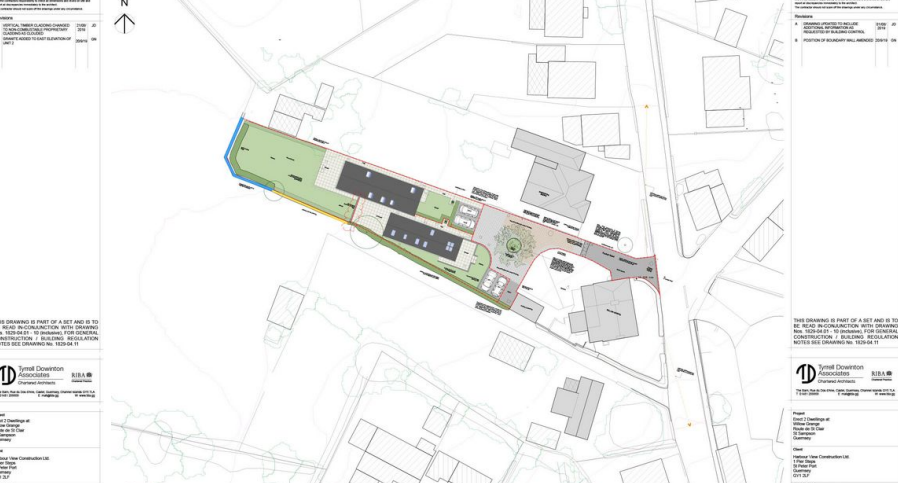
GENERAL ARRANGEMENT - FIRST FLOOR PLAN AS PROPOSED SCALE: 1:125



Front Elevation Unit 1 & 2 as Proposed



Rear Elevation Unit 1 & 2 as Proposed



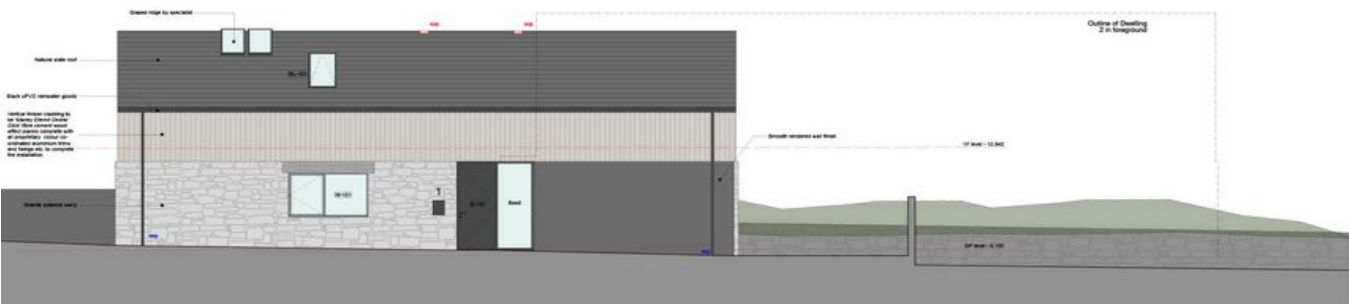
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Revisions

Revisions	Date	By
A. VERTICAL TIMBER CLADDING CHANGED TO NON-COMBUSTIBLE PROMENARY CLADDING AS CLOAKED	21/09/2019	JD
B. GRANITE REPLACES WITH HENKEMED SUBSEQUENT TO SECTION OF UNIT 2 NORTH ELEVATION	20/09/19	DN



North Elevation Unit 2 as Proposed (Unit 1 Beyond)



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About Unit 1 - Willow Grange

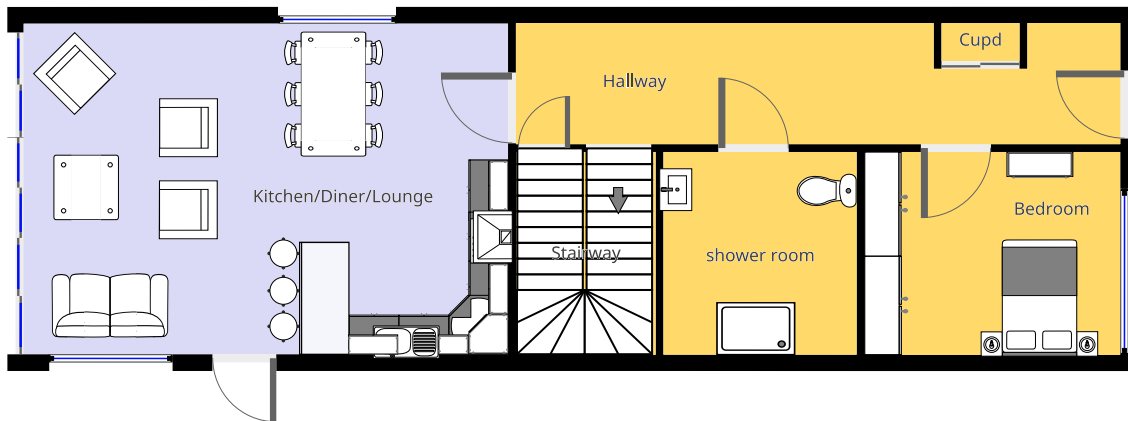
Unit 1 - Willow Grange is the southern most of two buildings being constructed to the highest standards and quality to provide a wonderfully beautiful and modern home. The property will be block built cavity with a granite and cape cod vertical timber finish. The property will comprise of, at ground floor level, entrance hall, WC, double bedroom with en-suite and an open plan kitchen/diner and lounge with large bi-folding doors to the east and west looking out over the patio and garden. At first floor level, the property comprises, double bedroom (with rural views) shower room, study, master bedroom with ensuite and family bathroom, in addition there is ample cupboards for storage as well.

Externally the property benefits from two parking spaces and west facing patio.

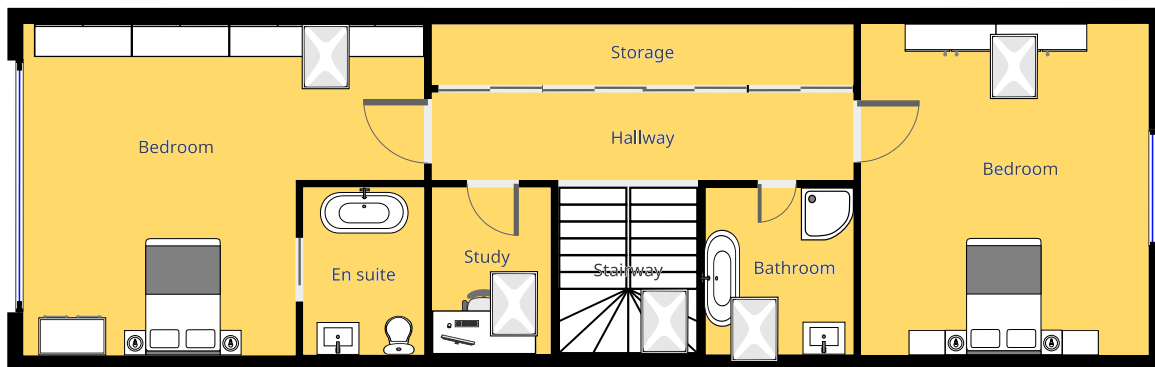
This is a great opportunity to purchase a stunning new home. For more information please contact us as soon as possible, so as not to miss out.

Floor Plan

Ground Floor



1st Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Services

Mains water and electricity.

Drainage

Main drain.

Heating

Underfloor heating on ground floor level and in all bathrooms, electric radiators at first floor level.

Appliances

TBC.

Viewing and possession

By appointment and by arrangement only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch and 3D plans are for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, SEA Limited trading as Sheppards Estate Agents. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.