

**Inkerman Lodge, La Route De Maufant, St. Saviour**

Asking **£1,695,000**

**BROADLANDS**

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# Inkerman Lodge, La Route De Maufant

- Outstanding 6 bed country home
- Lovely rural setting with lots of character
- Fabulous 37 foot living room
- Large kitchen/family room
- Heated swimming pool
- Garage and parking for 10 cars
- Magnificent country outlook over rolling fields
- Over 3,400 square feet
- Sole agent
- WhatsApp Don 07829 917172 /  
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## Inkerman Lodge, La Route De Maufant

Set in the heart of the St Saviour countryside, this lovely lodge has one of the best outlooks there is.

Downstairs the impressive entrance hall leads to all reception rooms including the large living/dining room - with masses of space for relaxing and dining - and a 28 foot kitchen/family room - perfect for entertaining and household gatherings. Also at ground floor level are a large den/office, utility room and cloakroom. Upstairs are six bedrooms - many with the striking views - and three bathrooms (2 ensuite).

Outside is a large yet manageable garden with two terraces, pool, a large grass area - ideal for kicking a ball about - and a woodland area with shed.





### **Living**

Magnificent entrance hall leading to all main reception rooms. 37 foot living/dining room centering around a cosy fireplace with wooden flooring and access to garden. Comfortable kitchen/family room ideal for family gatherings and entertaining. Features include stone flooring and fitted units to two sides. Further separate reception room currently used as a home office.

### **Sleeping**

Master suite with large double bedroom and ensuite bathroom. Four further large bedrooms and three bathrooms.

### **Outside**

Lovely enclosed garden comprising two terraces, swimming pool, large lawned area leading to woodland with shed. Panoramic views for miles over surrounding fields.

### **Services**

All mains excluding gas. OFCH. Wired for satellite and fibre. Pool is heated by air heat pump.

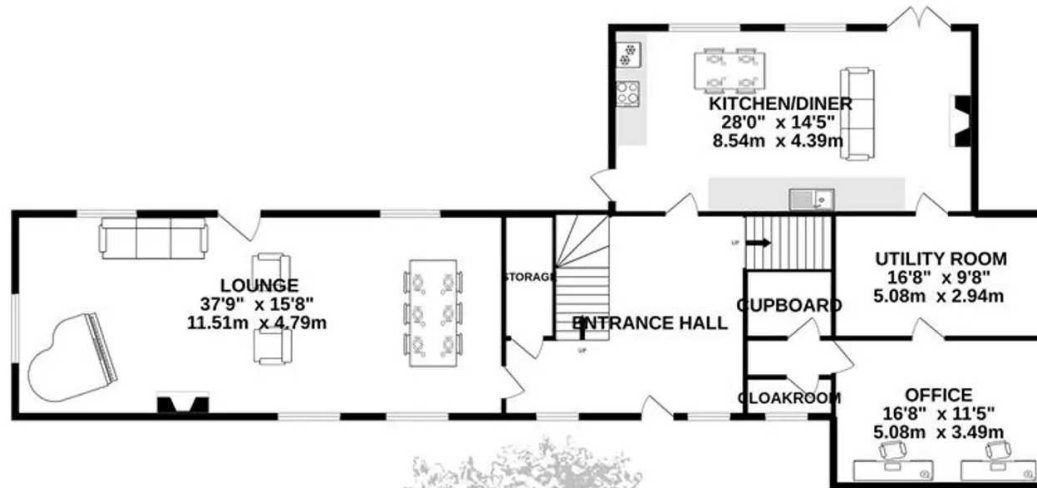
### **Education**

The house is in the catchment area for Grands Vaux primary and Grainville secondary schools.





**GROUND FLOOR**  
1735 sq.ft. (161.2 sq.m.) approx.



**1ST FLOOR**  
1692 sq.ft. (157.2 sq.m.) approx.



TOTAL FLOOR AREA : 3427 sq.ft. (318.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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