



# Au Petit Champ

Rue du Tertre, Vale, GY3 5QG

£1,650,000

OPEN MARKET

Tucked away on a peaceful lane in Vale, this stunning detached home has been meticulously renovated throughout to a superb standard.

Au Petit Champ boasts three bedrooms all of which are en-suite. Vaulted ceilings in areas flood the rooms with natural light and give a beautiful open feeling which continues throughout the ground floor kitchen breakfast room, leading into the dining area and lounge – ideal for family living and entertaining. Bi-fold doors open out to a south facing patio and garden creating a perfect indoor-outdoor connection.

With parking for up to 5 vehicles, a garage and within close proximity to the nearby beaches and amenities of The Bridge, viewing is highly recommended to appreciate all on offer.

## Key facts



- Beautifully renovated detached home
- Three spacious double bedrooms
- Light filled open plan living
- South facing patio and garden
- Parking & garage
- Tranquil location

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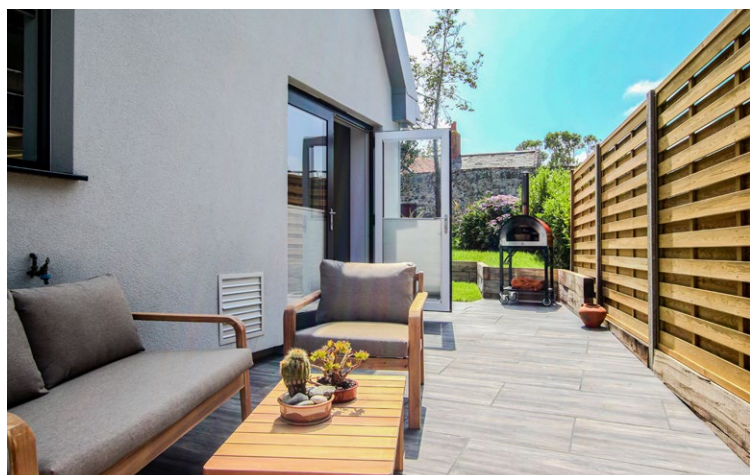








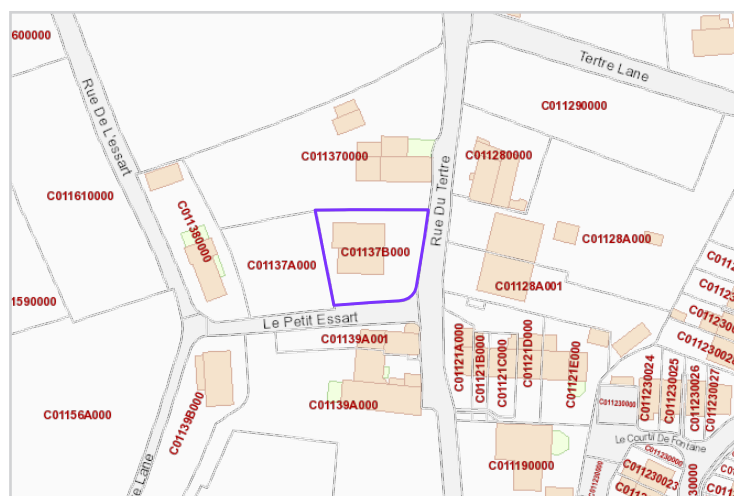






This floor plan shows a three-bedroom house with a garage and two en-suites. The layout includes a Lounge, Dining Area, Kitchen/Breakfast Room, Bedroom 1, Bedroom 2, Bedroom 3, a Garage, an Entrance Hall, a Wc/Utility, and two En-suites. The Kitchen/Breakfast Room is located at the top left, featuring a sink and a four-burner stove. The Dining Area is adjacent to the kitchen, and the Lounge is at the bottom left. The Entrance Hall is centrally located, with an 'UP' arrow indicating a staircase. The Garage is a large room at the bottom right. Bedroom 1 is at the top right, and Bedroom 2 is at the bottom right. Bedroom 3 is at the top right, adjacent to the Garage. The Wc/Utility is located between the Entrance Hall and the Garage. The two En-suites are located between the Entrance Hall and the Garage, each with a sink and a toilet. The plan also shows a staircase leading 'DOWN' from the Entrance Hall.

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## GROUND FLOOR

### Entrance hall

25'3 x 5'3 (7.7m x 1.6m)

### Utility room/ WC

housing Bosch washing machine and Blomberg tumble dryer.

### Bedroom 1

13'8 x 10'5 (4.2m x 3.2m)

### En-suite

8'8 x 5'8 (2.7m x 1.7m)

### Kitchen/breakfast room

17'5 x 11'6 (5.3m x 3.5m)

#### APPLIANCES

- Bosch induction hob
- 2 Bosch ovens
- Bosch combi oven
- AEG dishwasher
- Double fridge
- Double freezer

### Lounge/dining area

19'6 max x 17'6 (5.9m x 5.3m)

Doors opening out onto South facing patio and garden. Understairs area perfect for housing study area.

## FIRST FLOOR

### Bedroom 2

11'6 x 10' (3.5m x 3.1m)

Fitted wardrobes

### En-suite

5'8 x 5'4 (1.7m x 1.6m)

### Bedroom 3

12'6 x 10'8 (3.8m x 3.3m)

### En-suite

6' x 5'4 (1.8m x 1.6m)

## EXTERIOR

The property is approached off the lane leading onto a brick paved and gravelled driveway providing parking for multiple vehicles. Access to garage. A side walk way to the right hand side of the property (which provides further parking or space for storage) leads to a rear patio which can be accessed via double doors off the kitchen. This area opens into a lovely further south facing patio and garden surrounded by hedging.

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, mains drainage, electric central heating, uPVC double glazing.

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**what3words:** collide.spray.command

**TRP:** 175

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