



Les Petites Granges

Baubigny Road, St Sampson, GY2 4YE

£720,000

LOCAL MARKET

SOLE AGENT

Les Petites Granges is a superb semi detached listed cottage forming part of a small development, built in 2012 by a well regarded long standing local developer.

Available with no onward chain, this deceptively spacious property comprises a kitchen, bathroom, handy utility and a lovely bright lounge on the ground floor with three bedrooms on the first floor – main bedroom en-suite.

Externally, there are three allocated parking spaces, a storage unit for the sole use of Les Petites Granges and a lovely enclosed low maintenance garden perfectly positioned to enjoy sunny al fresco dining.

School catchment: Hautes Capelles Primary School & St Sampsons High School

Key facts



- Semi detached listed cottage
- Renovated in 2012 by local developer
- Three bedrooms
- Bathroom and en-suite
- Parking for 3

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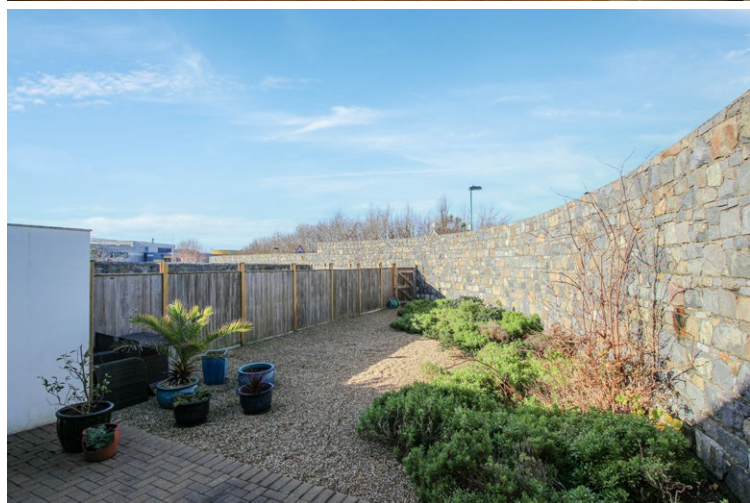
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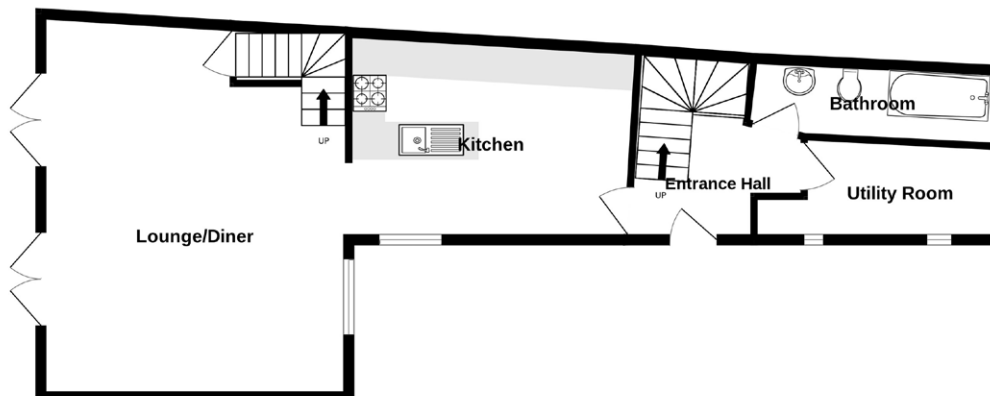




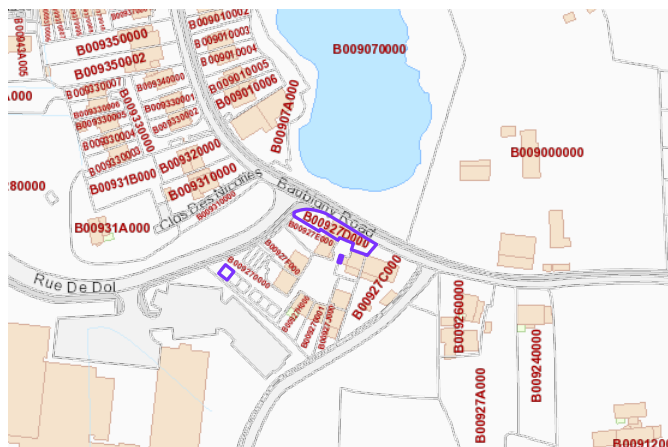
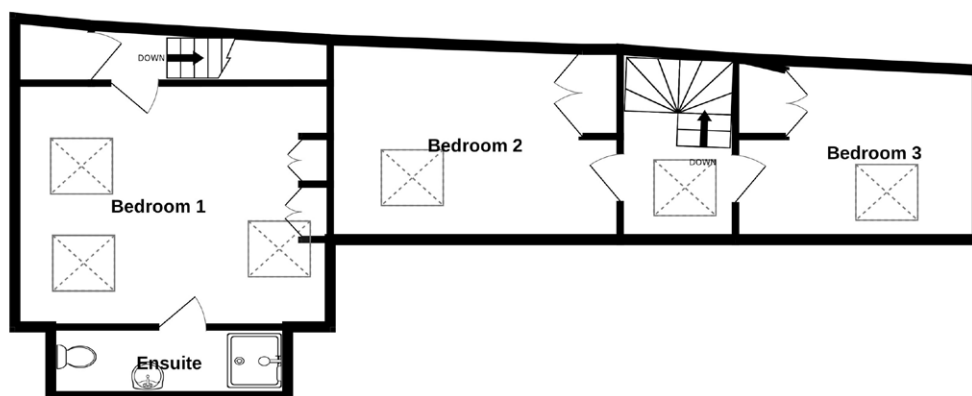


Floorplan

GROUND FLOOR



1ST FLOOR



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Ground Floor

Entrance hall

9'3 max x 6' max (2.8m x 1.8m)

Kitchen

14'3 x 12'2 (4.4m x 3.7m)

APPLIANCES

- Neff oven
- Neff Microwave
- Neff fridge freezer
- Neff dishwasher

Lounge

20'10 x 16'3 (6.3m x 4.9m)

Bathroom

12'10 x 4'8 (4m x 1.4m)

Utility

13'3 max x 5'5 (4.1m x 1.7m)

APPLIANCES

- Hotpoint washer and tumble dryer

First Floor

Landing to main bedroom

4' x 3'4 (1.2m x 1m)

Bedroom 1

13'3 x 12'6 (4.1m x 3.8m)

En-suite

10'6 x 2'9 (3.2m x 0.9m)

Secondary landing

7' x 6'2 (2.1m x 1.9m)

Bedroom 2

14'3 x 12'3 (4.4m x 3.7m)

Bedroom 3

13'8 x 10'9 (4.2m x 3.3m)

External

The property is approached over a brick paved parking area where there is one allocated parking space associated with the property and access to a storage unit. There is a further parking area where there are two further allocated parking spaces. The lounge opens onto a beautiful low maintenance enclosed garden area best positioned to enjoy afternoon and evening sunshine.

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

Services: Mains electricity, water and mains drainage, electric wet underfloor heating throughout, wooden double glazing.

Service charge: £20 per month.

Perry's ref: Perry's ref: 10 B4

what3words: volume.bronzer.retiring

TRP: 156

CONTACT OUR LOCAL MARKET TEAM



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