



Havre des Fleurs

Roncefer Road, St Sampson, GY2 4FP

An exceptional extended and modernised chalet bungalow which has been meticulously maintained by the current owners, positioned in a quiet lane close to the L'Islet amenities and neighbouring beaches.

The well-balanced accommodation comprises four bedrooms serviced by four bath/shower rooms, a superb lounge with full length sets of sliding doors connecting out to the garden, a well-equipped pavilion kitchen diner and a handy first floor study complete with WC.

Externally there is ample parking plus a garage with storage space above. The well stocked mature gardens are a real highlight with multiple greenhouses and sheds, spa and pond. To one side is a large timber green house, part of which is utilised as storage space and the other section houses a swimming pool, games area and gym. Land measures 0.75 Acres.

A truly fantastic family home which is completely ready to move into and warrants early viewing to appreciate all that is on offer.

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

£1,575,000

LOCAL MARKET

SOLE AGENT

Key facts



- Stunning renovated chalet bungalow
- 4 beds and 4 bath/shower rooms
- Meticulous attention to detail throughout
- Ample parking and garage
- Mature gardens complete with green houses, sheds and pond
- Large green house housing swimming pool
- Positioned in quiet lanes in St Sampson's
- Land measures 0.75 Acres

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GUERNSEY'S ESTATE AGENT













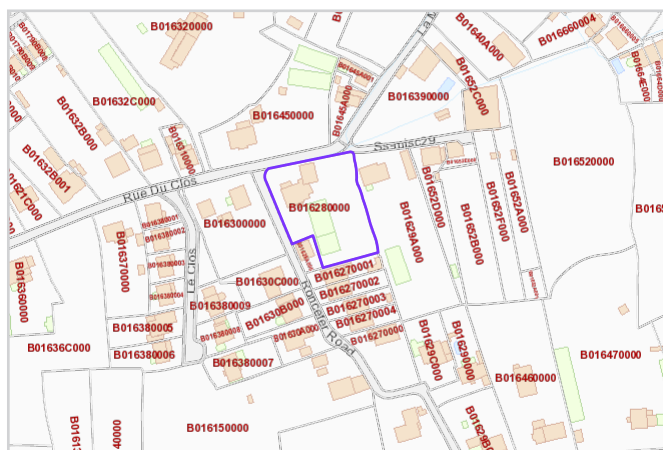
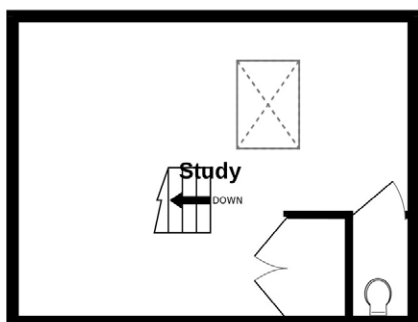


Floorplan

GROUND FLOOR



FIRST FLOOR



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GROUND FLOOR

Entrance hall

13'7 x 8'1 (4.2m x 2.5m)

Utility room

8'1 x 6'1 (2.5m x 1.9m)

APPLIANCES

- LG washing machine

Lounge

20'4 x 13'8 (6.2m x 4.2m)

Kitchen/ diner

25'4 max x 16'5 max (7.7m x 5m)

APPLIANCES

- Neff induction hob
- Oil fired Aga
- Neff warming drawer
- Neff Combi Oven
- Neff full height fridge
- Neff dishwasher

Inner hallway

11' x 8'6 (3.4m x 2.6m)

Jack & Jill
Bathroom

11'8 x 7'3 (3.6m x 2.2m)

Bedroom 3

18' x 8'5 (5.5m x 2.6m)

Bedroom 4

12'7 max x 11'5 max (3.9m max x 3.5m max)

Hall

12'9 x 4' (3.9m x 1.2m)

Bedroom 2

12'6 x 12'4 (3.8m x 3.8m)

En-suite

6'2 x 3'5 (1.9m x 1m)

Bedroom 1

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

Dressing room

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

En-suite

7' x 7' (2.1m x 2.1m)

FIRST FLOOR

Study

17'2 x 14'3 (5.2m x 4.4m)

Useful storage cupboard and separate WC.

EXTERIOR

The property is approached off the lane into a gravelled driveway which provides ample parking and access to the;

Garage

17' x 9'9 (5.2m x 3m)

To the rear of the garage accessed from the garden is a;

Shower room

9'7 x 3'8 (3m x 1.1m)

The large garden to the rear is well stocked mature planting, greenhouses, spa and sheds. Alongside ornamental seating areas is a pond. Please note – all of the garden is now within the domestic curtilage. There is a large timber greenhouse (complete with 3 phase electric) which has been split into two sections;

Pool house

58'9 x 30'6 (17.9m x 9.3m)

Complete with thermal pool cover and under water lighting. A new pump and filter were installed within the last year along with the pool being relined.

APPLIANCES

- Chest freezer
- Hotpoint fridge

Storage area

31'7 x 30'6 (9.6m x 9.3m)

Housing Duratech swimming pool heater.

Price to include: Fitted carpets, light fittings and appliances as listed. Canadian spa in garden which has had a new cover and pump.

Services: Mains electricity and water, Quooker hot water tap in kitchen, mains drainage, oil fired Aga, electric radiators, part electric under floor heating, part water fired electric under floor heating, uPVC double glazing.

Perry's ref: 9 H1

what3words: amazed.
mandolin.dinky

TRP: 569

CONTACT OUR LOCAL MARKET TEAM



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