



Vaux Douit

Foulon Road, St Andrew, GY6 8UF

Originally dating back to the 1700's, Vaux Douit is a charming and characterful home, combining period features with thoughtfully designed modern alterations.

Bordering St Andrews and St Peter Port, the property has been well maintained by the current occupiers. The main house comprises three well-proportioned bedrooms, served by three bath/shower rooms, alongside a welcoming lounge featuring a traditional furze oven. At the heart of the home is an impressive kitchen/living space, perfectly designed for modern family living and entertaining, with doors opening directly onto the patio and swimming pool area. The adjoining wing with its own front door, has previously benefitted from planning permission for subdivision into a separate unit. It is currently arranged to include a kitchen, utility, wet room/WC, lounge, dining room and two generous bedrooms served by a family bathroom.

A particular highlight are the magnificent grounds which extend to approximately an acre and showcase attractive borders and mature planting, with the feature douit meandering through the gardens.

£2,650,000

OPEN MARKET

JOINT AGENT

Key facts



- Substantial family home
- Offering 5 bedrooms in total
- Currently utilised as family home plus 2 bed wing
- Ample parking and garage
- Expansive grounds plus swimming pool

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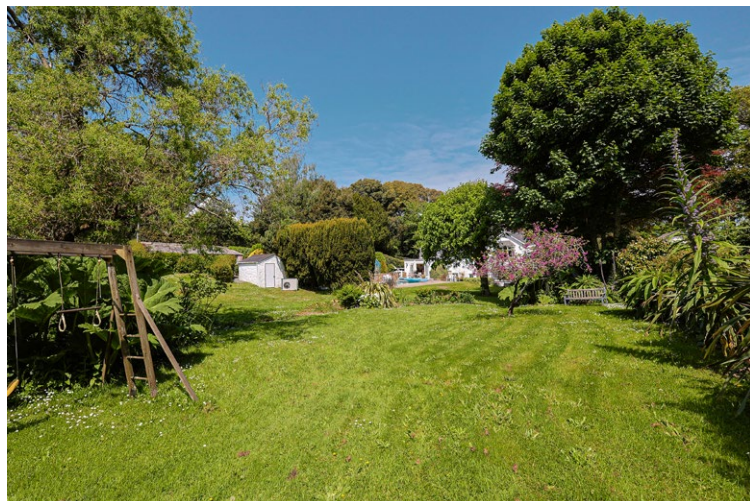
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THE WING



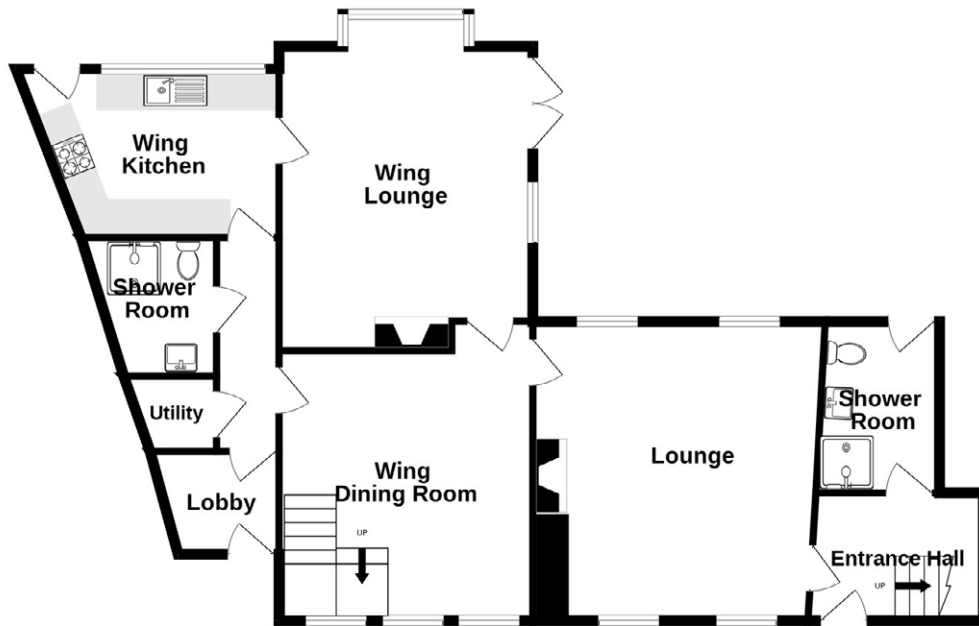
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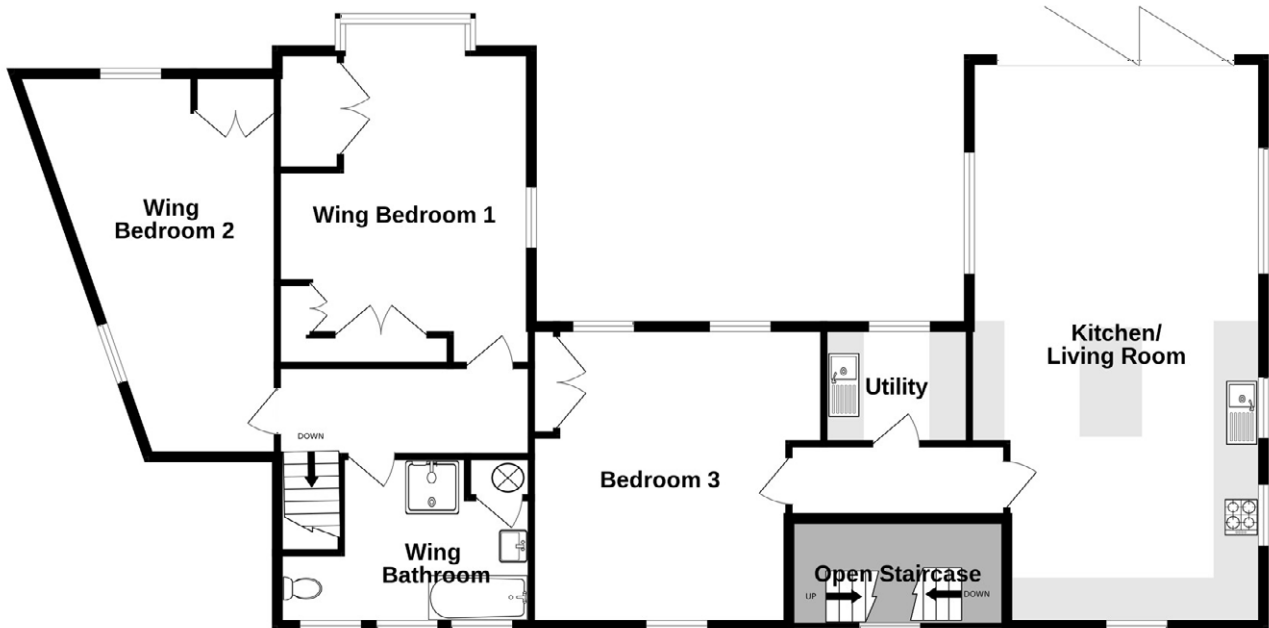
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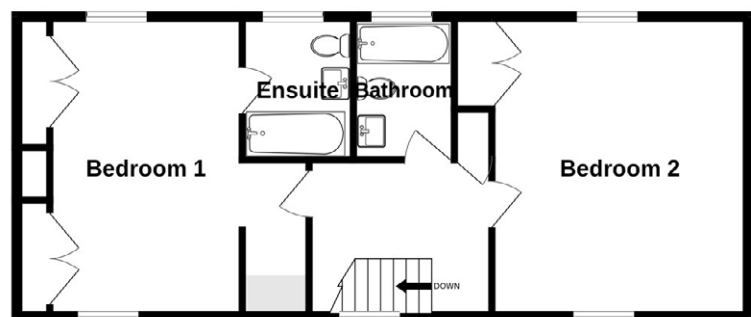
Floorplan



Ground Floor



First Floor



Second Floor

GROUND FLOOR

Entrance hall

7'3 x 6'8 (2.2m x 2m)

Shower room

9'6 x 6'3 (2.9m x 1.9m)

Lounge

15'10 x 15'6 (4.8m x 4.7m)

Wing dining room

14'8 x 13'9 (4.5m x 4.2m)

Wing lounge

16'6 x 13'9 (5m x 4.2m)

Wing kitchen

14'1 x 9'4 (4.3m x 2.9m)

APPLIANCES:

- Hotpoint dishwasher
- Bosch double oven
- Bosch fridge freezer
- Bosch 4 ring hob
- Extractor fan

Wing shower room

7'6 x 6'7 (2.3m x 2m)

Wing utility

6'2 x 4'8 (1.9m x 1.4m)

APPLIANCES:

- Hotpoint washing machine
- Hotpoint tumble dryer

FIRST FLOOR

Kitchen/living room

30'10 x 15'10 (9.17m x 4.8m)

APPLIANCES:

- Cooke & Lewis extractor
- Bosch warming drawer
- Bosch 4 ring hob
- Bosch dishwasher
- Bosch fridge freezer
- Neff double oven
- Neff microwave

Utility

7'7 x 6'3 (2.3m x 1.9m)

Space and plumbing for washing machine and tumble dryer.
Bosch Fridge freezer.

Bedroom 3

16'1 x 15'2 (4.9m x 4.6m)

Wing landing

13'8 x 4'7 (4.2m x 1.4m)

Wing bedroom 1

17'2 x 13'9 (5.2m x 4.2m)

Wing bathroom

13'2 x 10'9 (4m x 3.3m)

Wing bedroom 2

21'3 x 13'6 max (6.5m x 4.1m max)

SECOND FLOOR

Landing

12'5 x 6'8 (3.8m x 2m)

Bedroom 2

14'9 x 12'9 (4.5m x 3.9m)

Bathroom

7'8 x 6'1 (2.4m x 1.9m)

Dressing area

6'8 x 4'6 (2m x 1.6m)

Bedroom 1

15'2 x 9'8 (4.6m x 3m)

En-suite

7'6 x 6'1 (2.3m x 1.9m)

EXTERIOR

There is a fore garden laid to lawn with mature planting. A side walkway leads to the rear where there is a large patio area complete with heated swimming pool. There is a greenhouse, pool house and wood store/barn, which was previously used as stabling. The whole land area measures approximately an acre and is home to an abundance of trees, shrubs and planting with a douit running through the grounds.

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

Services: Mains 3 phase electricity and water, mains drainage, part oil fired, part electric central heating, part single glazed timber, part timber double glazing. There is electric underfloor heating in the wing lounge, wet room and all bathrooms as well as wet underfloor heating in the entrance hall, lounge and kitchen/living room. A new boiler has been fitted along with a new mains pressured hot water cylinder in both sides of the property.

The house and the wing each have their own metered water and electricity supply.

The swimming pool runs off an air source heat pump which was replaced in 2019 - patio area surrounding the pool was re-laid in 2021.

The douit runs through the garden and out to the front of the property. The douit culvert, under the wing kitchen, was completely rebuilt providing for a brand new wing kitchen, wet room, utility and porch. During renovations the lounge floor in the main house was also rebuilt with internal tanking and external land drains.

Perry's ref: 16 C5

What3words: blimey.square.volunteer

TRP: 600



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