



# La Collina Verde

Les Villets, Forest, GY8 0HR

## £2,500,000

LOCAL MARKET

JOINT AGENT

A superb contemporary home set in a desirable south coast location, La Collina Verde enjoys panoramic rural and sea views across its generous half-acre level site.

Designed with flexibility in mind, the property offers stylish open-plan living, high-spec finishes, and an integral wing ideal for extended family or guest accommodation, with scope to easily convert to a four-bedroom home if required.

Outside, beautifully maintained south-facing gardens, a large entertaining patio, ample parking, and a detached oak-framed double garage complete this exceptional offering in a sought-after parish location.

School catchment: Forest Primary School / Les Beaucamps High School

## Key facts



- Superb modern house in lovely south coast position
- Panoramic rural and sea views
- Flexible accommodation with integral wing
- Easily converted to 4 bed home
- Half acre (1,966 m<sup>2</sup>) level site

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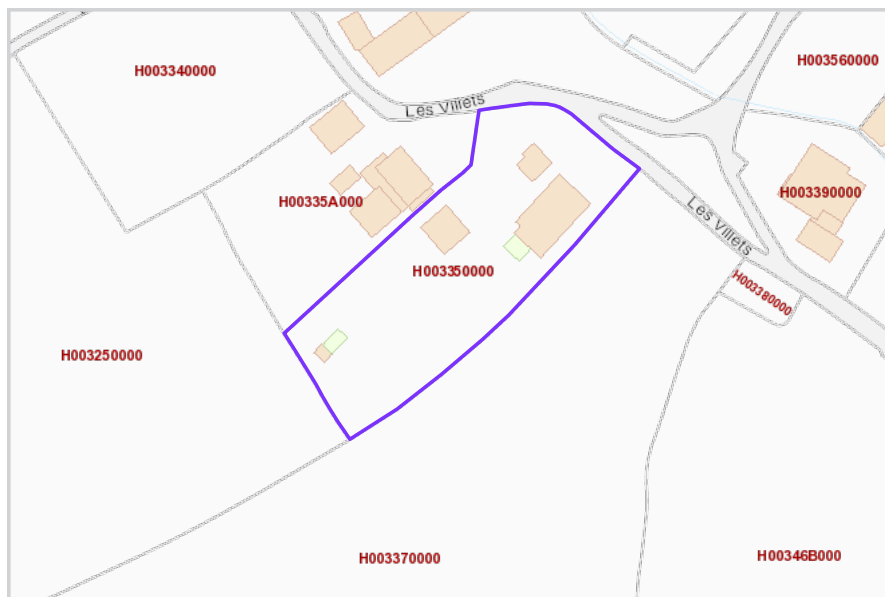










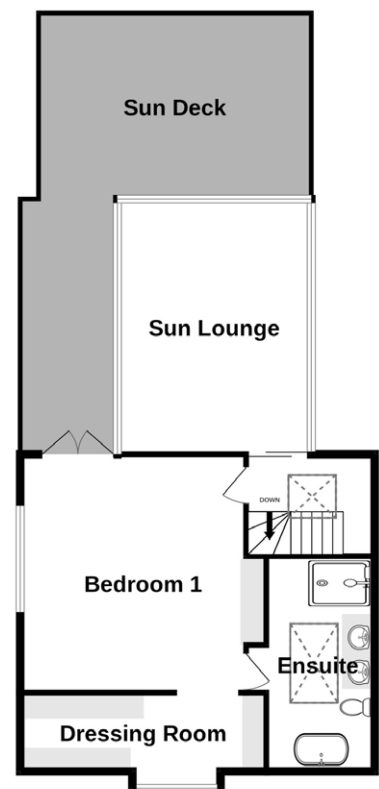
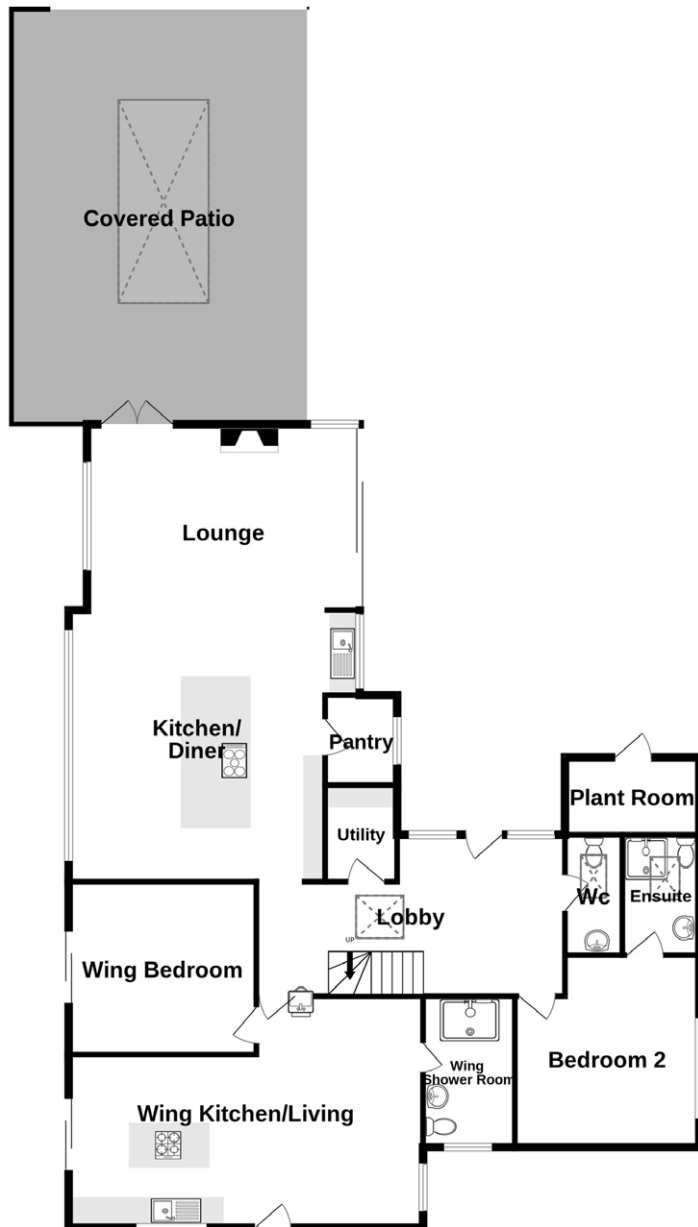


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# Floorplan

GROUND FLOOR

1ST FLOOR



## GROUND FLOOR

### Entrance Hall

22' x 9'3 (6.7m x 2.8m)

### Separate WC

### Kitchen/Dining/Lounge

31'6 x 20'6 (9.6m x 6.2m)

Bespoke panoramic fireplace

#### APPLIANCES

- Bora twin multi-function electric ovens
- Bora induction hob & extractor
- Warming plate
- Wok induction hob
- Neff dishwasher
- Quooker cube 5-in-1 system featuring cold, hot, boiling filtered and fizzy functions
- Neff fridge freezer
- Neff wine fridge x2

### Covered Patio

28' 6 x 16'6

A large outdoor entertaining space opening onto the south facing gardens that, with the relevant permissions, would easily create further accommodation if required. (NB The eastern block wall is cavity built and flow and return pipe are in the floor slab to provide under floor heating if converted.)

## Walk in Pantry

### Utility

#### APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

### Bedroom 2

12'8 x 11' (3.9m x 3.4m)

### En-suite

8' x 5'6 (2.5m x 1.7m)

### Plant room

### Exterior access

## First Floor

### Bedroom 1

16'6 x 15'6 (5m x 4.7m)

### Dressing room

15'7 x 6'6 (4.7m x 2m)

### En-suite

17' x 8'6 (5.2m x 2.6m)

### Sun lounge

18'6 x 13'6 (5.6m x 4.1m)

## Wing - GROUND FLOOR

### kitchen/ dining /living room

24'6 x 15' (7.5m x 4.6m)

#### APPLIANCES

- Neff double oven & microwave
- Neff dishwasher
- Neff fridge freezer
- Bora induction hob & extractor fan
- Quooker tap.

### Wing bedroom

13' x 12' (4m x 3.7m)

### Wing shower room

11' x 5'6 (3.4m x 1.7m)

### Exterior

Large, gravelled driveway providing excellent parking and leading to a detached oak framed double garage 22'6 x 19. The extensive south facing rear gardens are mainly laid to lawn and afford lovely rural views towards the south coast cliffs. There is a well with submersible pump supplying water to several garden taps.

**Services:** Mains electricity and water, cesspit drainage, air source heat pump - underfloor heating, triple and double uPVC glazing.

**Perry's ref:** 28 D4

**what3words:** greens.brands.rousing

## CONTACT OUR LOCAL MARKET TEAM



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