



# Jardin de Haut

£925,000

Rue du Manoir, Forest GY8 0HZ

LOCAL MARKET

SOLE AGENT

Jardin de Haut is a generous chalet bungalow positioned on just over half an acre of land.

The property provides an excellent opportunity for buyers looking for a home that they can put their own stamp on in a desirable location. Jardin de Haut features a separate lounge, dining room, and kitchen, as well as a ground floor bedroom and bathroom. Upstairs, there are two further spacious bedrooms, one with en-suite WC.

Externally, the property offers parking for 4 cars with scope to create more, as well as an extensive lawned garden.

With renovations started by current owners, including re-roofing the property in 2020 and fitting a new bathroom and separate WC a couple of years ago, the property has ample potential to create an excellent home.

School catchment: Forest Primary School / Les Beaucamps High School

## Key facts



- 1930's detached chalet bungalow
- Plot size just over half an acre
- Currently offering up to 4 bedrooms
- Desirable Forest parish location
- Re-roofed in 2020
- Ample parking with scope to create more

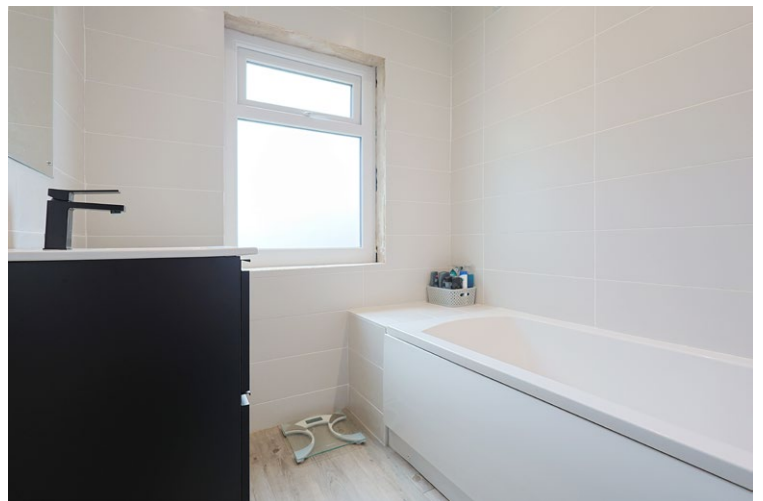
t 01481 236039  
e enq@cooperbrouard.com  
w cooperbrouard.com



 cooper  
brouard

GUERNSEY'S ESTATE AGENT

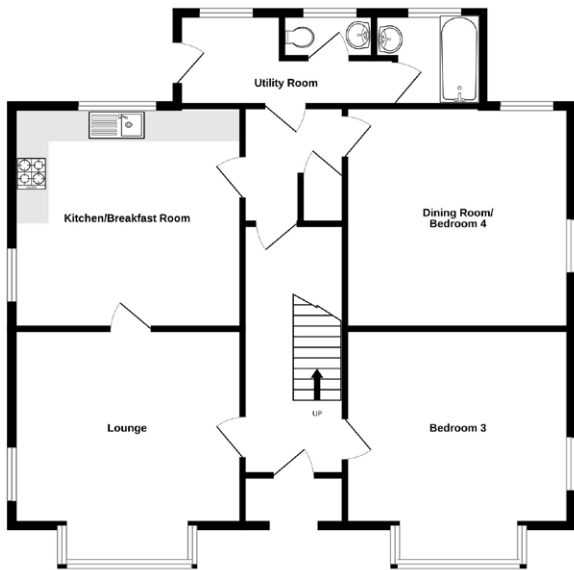




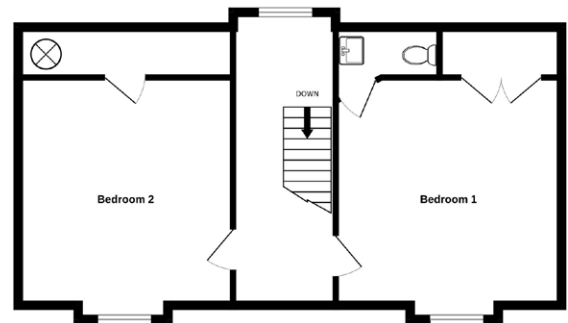


# Floorplan

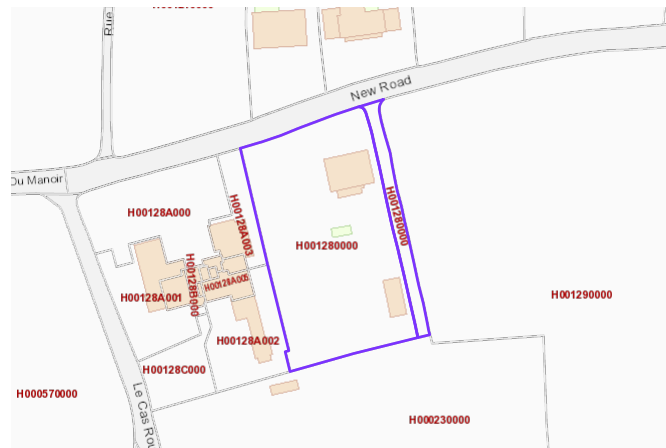
GROUND FLOOR



1ST FLOOR



Made with Metropix ©2026



Mapping / Aerial Photography Copyright © States of Guernsey 2026

## GROUND FLOOR

### Entrance hall

15'8 x 6'6 (4.8m x 2m)

### Lounge

14'4 x 13'10 (4.4m x 4.2m)

### Kitchen/breakfast room

12'4 x 12' (3.8m x 3.7m)

#### APPLIANCES

- Indesit washing machine
- LEC fridge
- Belling oven, grill and hob
- Eastham extractor fan
- freestanding Russell Hobbs microwave
- Hotpoint fridge/freezer
- Hotpoint tumble dryer
- Plumbing in place for a dishwasher

### Utility room

6'10 x 6'3 (2.1m x 1.9m)

### WC

5'7 x 3'4 (1.7m x 1m)

### Bathroom

6'9 x 5'9 (2m x 1.8m)

### Inner hall

6'9 x 5'6 (2m x 1.7m)

### Dining room / potential bedroom 4

13'11 x 12'1 (4.3m x 3.7m)

## Bedroom 3

14'6 x 14' (4.5m x 4.3m)

## FIRST FLOOR

### Landing

18' x 6'4 (5.5m x 1.9m)

### Bedroom 1

14'9 x 12'7 (4.5m x 3.9m)

### En-suite WC

5'7 x 4'6 (1.7m x 1.4m)

### Bedroom 2

13'5 x 12'6 (4.1m x 3.8m)

## EXTERIOR

Jardin de Haut is approached from the Rue du Manoir and accessed via a track, which is owned by Jardin de Haut, which passes the property and leads to a gravelled parking area at the rear of the garden. There are lawned front gardens, and the rear garden is mostly laid to lawn with a gravel path. The property also features a greenhouse and a detached garage/store.

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

**Services:** Mains electricity and water, solid block construction, mains drainage, oil fired central heating, uPVC double glazing - new windows to rear of property.

**Perry's ref:** 28 B3

**what3words:** reduced.scuttles.enablers

**TRP:** 213

## CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah