

LA CACHETTE

GUERNSEY

£5,500,000



Brand new detached bungalow on a large plot

Short walk to Cobo bay

Finished to a very high specification

Approximately 4,200sqft of accommodation

Four ensuite double bedrooms

Energy efficient, sustainable home

Land extending over 2 acres

Includes agricultural vinery with separate access





Positioned moments from the stunning coastline at Cobo Bay, this exceptional newly built bungalow offers an outstanding blend of luxury, scale and energy efficiency within one of Guernsey's most desirable west coast locations.

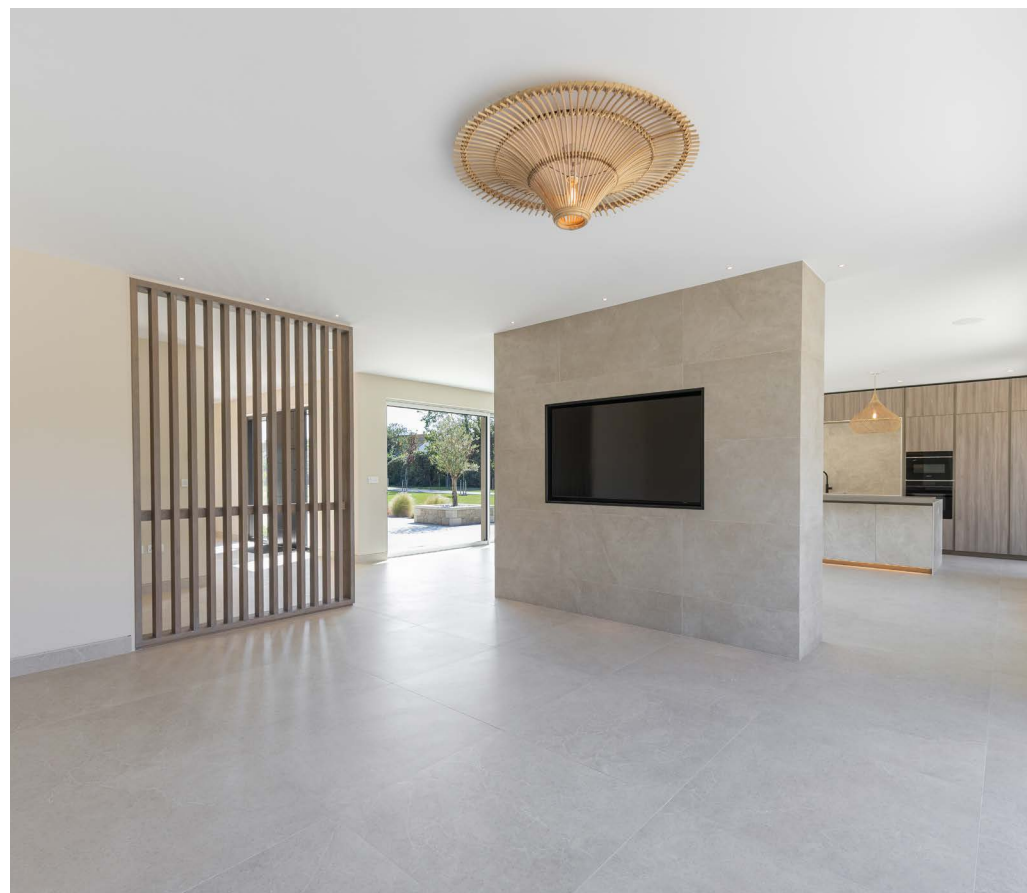
Extending to approximately 4,200 sq ft of beautifully designed accommodation, the property has been finished to an exacting specification throughout, creating a contemporary home perfectly suited to modern living and entertaining.

Internally, the accommodation is both spacious and versatile, with light-filled living areas, high quality finishes and carefully considered detailing throughout. A key feature of 'La Cachette' is its substantial 18kW solar installation, delivering excellent energy performance. Combined with the high specification construction and premium fixtures, the result is a home that combines luxury with long-term sustainability.

Externally the plot extends over two acres (including an area of agricultural vinery). The gardens enjoy sun throughout the day and have been designed with provision in place should the new owners desire a swimming pool.











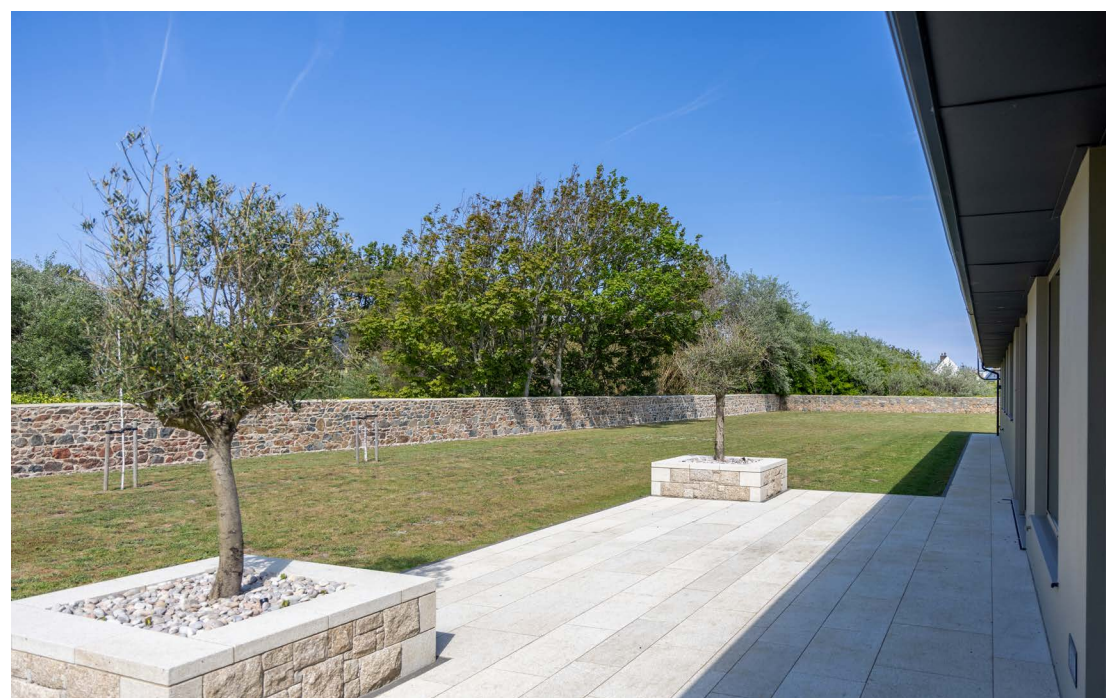
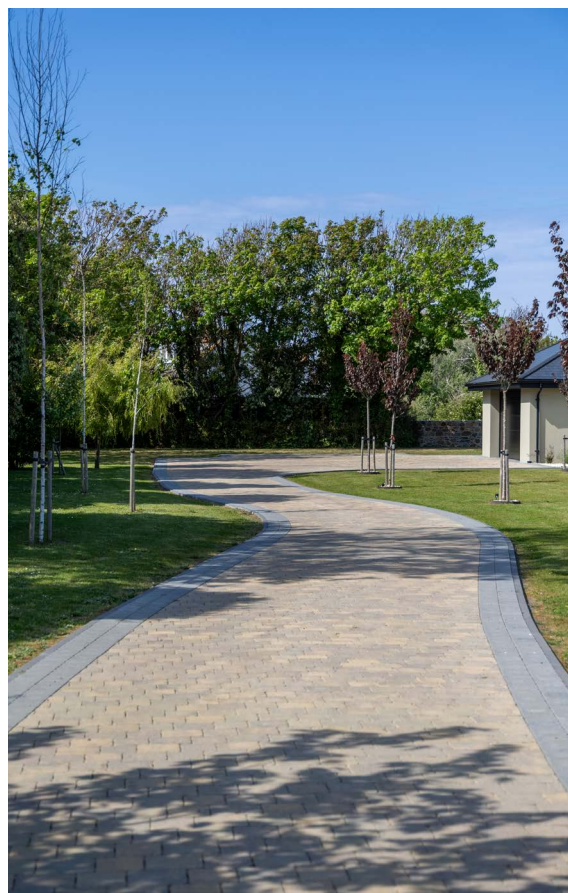














Approximate total area⁽¹⁾

4014 ft²

373 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ACCOMMODATION COMPRISING

Entrance Hall

17'5" x 6'3" (5.3m x 1.9m)

Cloakroom

5'11" x 5'9" (1.8m x 1.75m)

Sitting Room

24' x 26'1" (7.32m x 7.95m)

Kitchen/Dining Room

23'5" x 23'11" (7.14m x 7.3m)

Utility Room

7'4" x 16'6" (2.24m x 5.03m)

Snug

16'11" x 16'11" (5.16m x 5.16m)

Hallway

39'11" x 6'6" (12.17m x 1.98m)

Bedroom 4

10'2" x 16'6" (3.1m x 5.03m)

Ensuite Shower Room

6' x 8'6" (1.83m x 2.6m)

Bedroom 2

13'1" x 12'11" (4m x 3.94m)

Ensuite Shower Room

6' x 8'8" (1.83m x 2.64m)

Bedroom 3

13'1" x 12'9" (4m x 3.89m)

Ensuite Shower Room

5'11" x 8'2" (1.8m x 2.5m)

Bedroom 1

15'7" x 22'2" (4.75m x 6.76m)

Ensuite Bathroom

9'1" x 15'5" (2.77m x 4.7m)

Double Garage

19'2" x 24'3" (5.84m x 7.4m)

OUTSIDE

Front

A paved, private driveway extends 150 metres to electric gates which give access to the property. There is a generous paved parking area with access to the double garage.

Side & Rear

In total the land measures over two acres which includes an agricultural vinery site with its own access. The grounds are mainly laid to lawn with paved terracing around the perimeter of the property. NB provision has been made in the garden for the installation of a swimming pool should the new owners desire.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric wet underfloor heating throughout. 18kw Solar Panel installation.

Construction: Cavity.

Price includes: Carpets, curtains, light fittings and appliances as listed.