

CHARLTON

SOLE AGENT



4

BEDROOMS

4

BATHROOMS

3,293

SQ FT

£1,550,000 LOCAL MARKET, FOREST

Set in the sought-after parish of Forest, Charlton is a fully renovated and extended detached family home, occupying just over an acre of land. Ideally located within walking distance of the scenic lanes of La Corbière, local shops, amenities, and the airport, it also benefits from being on a regular bus route.

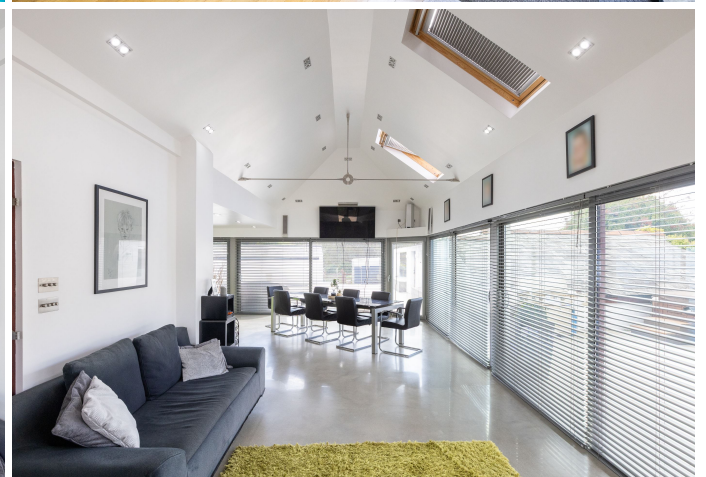
The spacious accommodation is arranged over two floors. The ground floor comprises a welcoming entrance hall, fourth bedroom with en-suite, cosy sitting room, and a generous open-plan kitchen/dining/family room with adjoining utility. A garage is also accessible, with a large room above — ideal for use as a home office or studio. The first floor has three generously sized bedrooms, all with en-suite bathrooms.

Externally, there is a large paved driveway which offers ample parking and direct access to the garage. To the side is a secluded patio and storage/outbuilding (with potential to convert into habitable space, subject to planning). The rear of the property enjoys a...



LIVINGROOM
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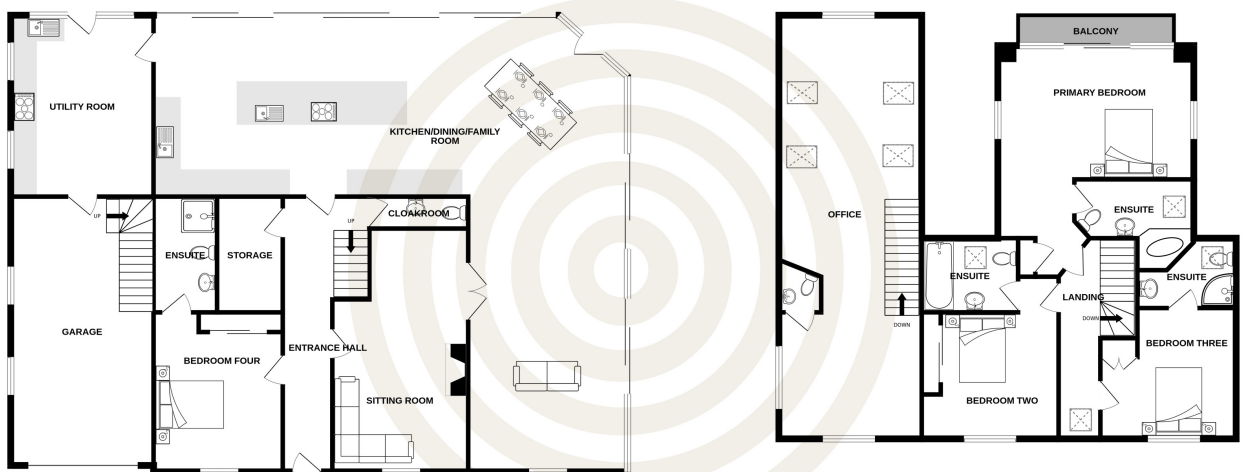






GROUND FLOOR
2085 sq.ft. (193.7 sq.m.) approx.

1ST FLOOR
1208 sq.ft. (112.3 sq.m.) approx.



TOTAL FLOOR AREA : 3293 sq.ft. (305.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR

Entrance hall	24'5 x 7'6
Kitchen/dining/family room	42'7 x 39'9
Sitting room	21'1 x 11'9
Bedroom four	13'7 x 11'9
En-suite shower room	10'0 x 5'6
Storage	10'0 x 5'8
Cloakroom	8'4 x 2'9
Utility room	15'9 x 12'5
Garage	23'4 x 12'5

FIRST FLOOR

Landing	
Primary bedroom	20'0 x 17'7
En-suite bathroom	10'2 x 6'1
Bedroom two	14'1 x 12'3
En-suite bathroom	8'4 x 6'5
Bedroom three	12'4 x 11'4
En-suite shower room	8'5 x 6'2
Office (above garage)	37'4 x 12'5

KEY FACTS

Detached family home offering versatile accommodation
 Occupying over an acre of land with stabling and field
 Close to shops and amenities
 Open plan accommodation
 Generous office space
 Heated swimming pool and private, South-facing patio
 Garage and parking

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Ground source heat pump - powers the hot water, heating and pool.
 Solar panels - also for the pool
 Oil fired boiler - which can also be used for heating

APPLIANCES

- Miele oven
- Miele steam oven
- Integrated fridge
- Miele microwave
- Miele coffee machine
- Miele warming drawers x 3
- Miele dishwasher
- Hotpoint dishwasher
- Miele extractor fan
- Miele hob
- Miele fryer
- Miele teppanyaki

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£1,550,000



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