



## Le Hautgard

Rue Des Hautgards  
Vale

### SPACIOUS FAMILY HOME IN QUIET LOCATION NEAR L'ANCRESSE

This spacious family home is situated in a quiet rural lane in the Vale, near L'Ancrese common and comprises: **entrance hall, generous lounge, kitchen/dining room, utility room, ground floor shower room, bedroom 4/office, integral garage**, and on the first floor three **bedrooms** and a **family bathroom**, together with a wrap-around **garden** including **greenhouse** and ample **parking** for numerous vehicles.

Children and a well behaved pet considered.

No smokers or sharers.

Available June 2026.

### LOCAL MARKET RENTAL

## £3,000 pcm

- 3/4 Bedrooms
- Detached House
- Ample Parking
- Located in a quiet lane
- Close to L'Ancrese common and beaches
- Well behaved pet considered

- TRP: 164
- Perry's Ref: 6D4
- What3Words: ahead.blazed.origins

 3/4  2  Ample

# CARRÉ

PROPERTY

Residential lettings, property management & select sales.

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## Rooms:

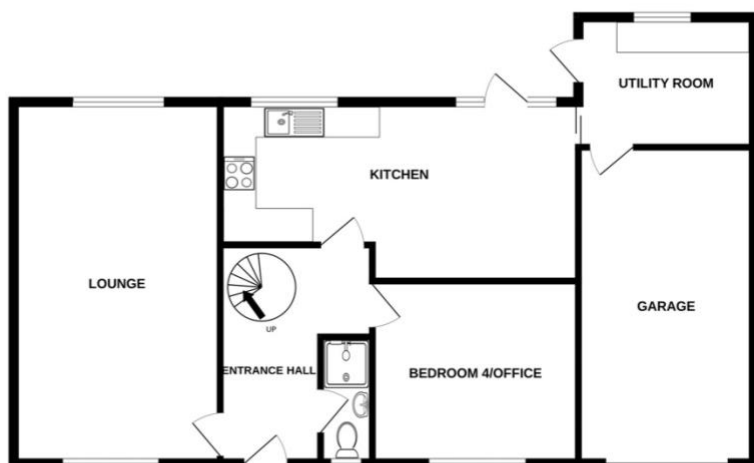
### Ground Floor

<b>Entrance Hall:</b>	3.86m x 2.79m max (12'8" x 9'2" max)
<b>Lounge:</b>	6.58m x 3.63m (21'7" x 11'11")
<b>Shower Room:</b>	2.24m x 0.86m (7'4" x 2'10")
<b>Bedroom 4/Office:</b>	3.63m x 3.33m (11'11" x 10'11")
<b>Kitchen:</b>	3.2m x 2.39m (10'6" x 7'10")
<b>Dining Area:</b>	3.28m x 3.12m (10'9" x 10'3")
<b>Utility:</b>	3.05m x 2.24m (10' x 7'4")
<b>Garage:</b>	5.56m x 3m (18'3" x 9'10")

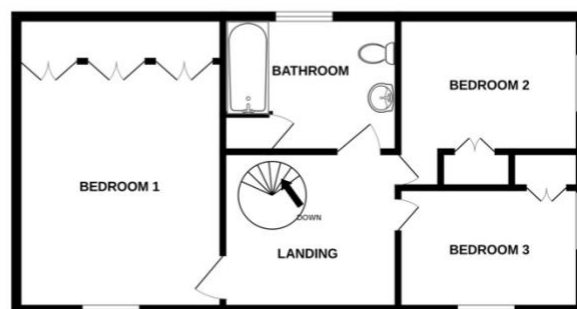
### First Floor

<b>Landing:</b>	2.82m x 2.79m (9'3" x 9'2")
<b>Bedroom 1:</b>	4.37m x 3.66m (14'4" x 12' to robes)
<b>Bedroom 2:</b>	3.66m x 2.54m (12' x 8'4" to robes)
<b>Bedroom 3:</b>	3.63m x 2.26m (11'11" x 7'5" to robes)
<b>Bathroom:</b>	2.74m x 2.39m (9' x 7'10")

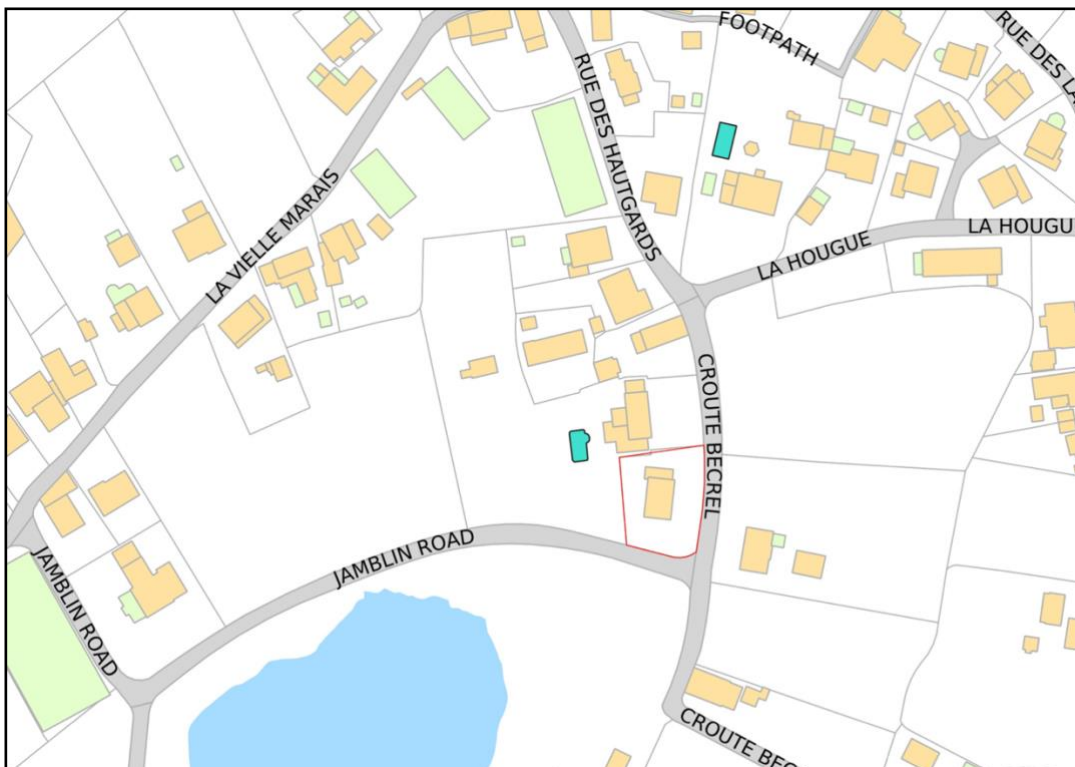
GROUND FLOOR



1ST FLOOR



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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- SERVICES:** Mains electricity water and drainage. Oil fired central heating.
- PARKING:** There are is ample parking on the driveway in front of the house for multiple vehicles.
- RENTAL:** **£3,000** per calendar month. **Deposit: £3,000**
- ADDITIONAL COSTS:** Utility bills (such as electricity, water, and cesspit charges), telephone and broadband installation and service, TV license, satellite or cable TV subscriptions, parochial rates, waste and recycling charges, refuse habitable unit charges, annual boiler service labour and insurance of personal possessions.
- TERM:** One year.
- CONDITIONS:** No smokers or sharers.
- AVAILABLE:** June 2026.
- VIEWING:** By appointment through Carré Property Limited.

These particulars are provided for general guidance only. They do not form part of any offer or contract. While every effort has been made to ensure accuracy, the wording of the lease will govern the terms of any agreement. Prospective tenants should rely on the lease and seek their own legal advice if necessary.